



Kendal

£225,000

18 Larch Grove, Kendal, Cumbria, LA9 6AU

Welcomed to 18 Larch Grove, a modern mid-terrace house that perfectly blends convenience with contemporary living, offering charming views across to Kendal Castle. Both the front and rear gardens are designed for low maintenance, ensuring easy upkeep, and the property also benefits from a detached garage. Inside, there is a spacious living room with pleasant outlooks and a modern kitchen, complemented by two comfortable bedrooms and a large bathroom.

Nestled in a cul-de-sac, the home is ideally positioned to take advantage of Kendal's excellent amenities, including a variety of shops, cafes and restaurants. The town boasts a rich cultural heritage, with attractions such as Kendal Castle, the Kendal Museum and the Brewery Arts Centre. For families, there are well-regarded schools and recreational facilities nearby. Excellent transport links, including the mainline railway station at Oxenholme and easy access to the M6 motorway, make Larch Grove a perfect base for commuting and exploring the wider region.

Quick Overview

- Modern mid-terrace home
- Living room with views of Kendal Castle & Langdales
- Stylish dining kitchen and utility room
- Two bedrooms
- Three piece bathroom suite
- Roof has recently been replaced
- Gas central heating
- Low maintenance gardens
- Detached garage
- Ultrafast broadband available*

Property Reference: K7243



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Ultrafast



Garage



Utility Room



Living Room



Kitchen



Bedroom One

Entering through the front door, you step into a bright open space that leads directly into the dining kitchen. A useful storage cupboard houses the wall-mounted gas boiler and stairs descend to the lower ground floor. The utility room is accessed from this area and is fitted with wall and base units and plumbing for a washing machine.

The dining kitchen enjoys an aspect over the front garden and opens through two doors into the living room. It is fitted with a stylish range of wall and base units, including a large pantry cupboard, pan drawers and wine rack. Complementary work surfaces with an inset sink and drainer, part-tiled walls, integrated oven with four-ring gas hob and extractor over, integrated fridge/freezer and plumbing for a dishwasher complete this practical and contemporary space.

The living room enjoys a rear aspect with views across to Kendal Castle and the Langdale Pikes. A feature open fireplace with a multi-fuel stove on a granite hearth adds a cosy focal point to the room. Heading down to the lower ground floor, you will find two bedrooms and the bathroom.

The main bedroom is a generous double with a spacious dressing room and a door leading directly to the rear garden. The second bedroom is also a comfortable double, enjoying a rear aspect. Completing the interior is the bathroom, fitted with a three-piece suite comprising; a panel bath with shower over, wash hand basin and WC. Finished with part-tiled walls, a heated towel rail and an extractor fan.

Externally, the property benefits from a low-maintenance front patio garden. The tiered rear garden is thoughtfully designed, with the top-level balcony featuring artificial grass and steps descending to a patio area and then a lawn. At the bottom of the steps is a door leading into a useful undercroft space beneath the balcony, complete with power and lighting. The detached garage offers an up-and-over door, power and light, with a rear door providing access to the alleyway that leads to the front of the property.

This stylish and thoughtfully designed home at 18 Larch Grove offers a perfect combination of modern living, low-maintenance outdoor space and a prime location with stunning views of Kendal Castle. Early viewing is highly recommended to fully appreciate everything this home has to offer.

Accommodation with approximate dimensions:

Ground Floor

Dining Kitchen

9' 10" x 14' 11" (3.00m x 4.55m)

Utility Room

5' 7" x 7' 10" (1.71m x 2.41m)

Living Room

10' 8" x 17' 9" (3.27m x 5.42m)

Lower Ground Floor

Bedroom One

12' 10" x 8' 11" (3.93m x 2.73m)

Bedroom Two

7' 7" x 8' 5" (2.32m x 2.57m)

Bathroom

Detached Garage

Parking: On street parking and garage.

Property Information:

Tenure: Freehold.

Council Tax: Westmorland & Furness Council - Band C

Services: Mains water, mains electricity, mains gas and mains drainage.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words & Directions: [///beam.major.prone](https://www.what3words.com/beam.major.prone)

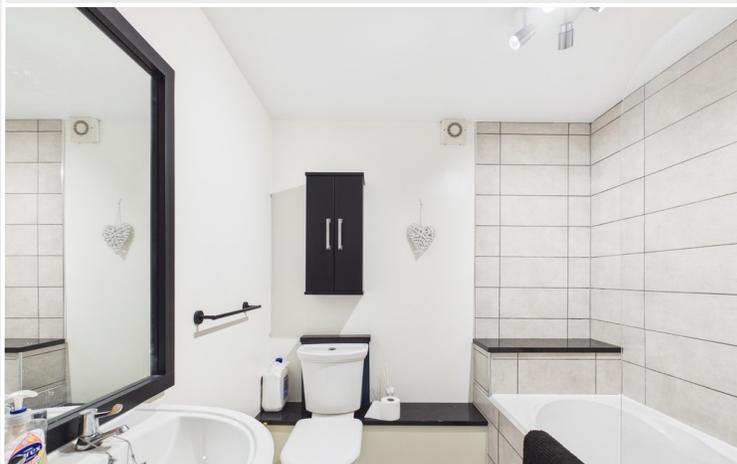
Larch Grove is a quiet residential area just off Parkside Road. Proceed up Parkside Road, passing Netherfield Cricket Club on your left, and continue under the railway bridge just after the traffic lights at Valley Drive. Take the first left into Larch Grove and follow the road to the far end. Number 18 can then be reached on foot, on your left just behind the garages.

Viewings: Strictly by appointment with Hackney & Leigh.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom Two



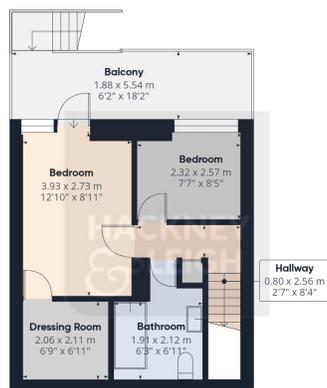
Bathroom



Rear Garden



Rear Garden



Floor 1



Floor 2



Approximate total area^m

70.4 m²
758 ft²

Balconies and terraces

10 m²
108 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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A thought from the owners...

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