



Kendal

£200,000

33 Entry Lane
Kendal
Cumbria
LA9 4NQ

Tucked away within its own private courtyard in one of Kendal's historic yards, yet only minutes away from the town centre and all its amenities is this attractive stone-built cottage that dates back from the 1700's. A property that has recently undergone substantial renovations from top to bottom creating a home for 21st century living.

On the first floor is a large 26' open plan living room with valuated ceiling and a well fitted modern kitchen with granite work surfaces, the ground floor benefits from a shower room and two double bedrooms, the main one with its own en-suite shower room. A property that is ready to move into and enjoy whether for permanent living or as a holiday home. The Lake District National Park is only a short drive away as the mainline railway station at Oxenholme and the M6 motorway can be easily reached at Junctions 36 & 37.

Property Ref: K6293

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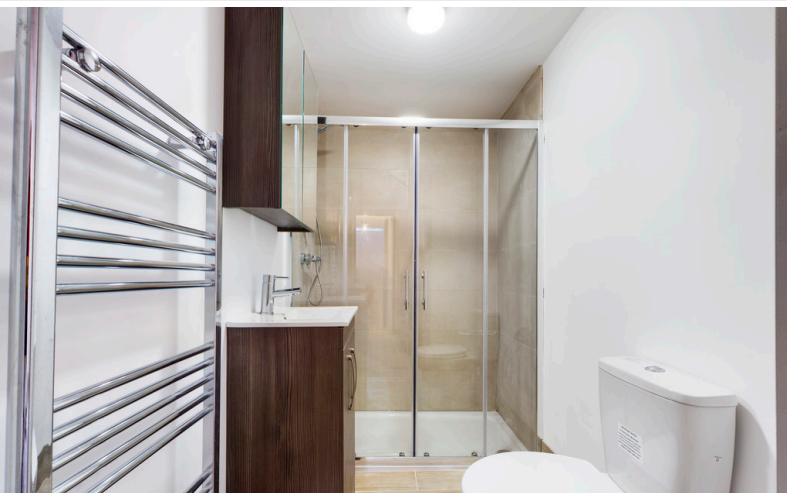
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Bedroom 1 with ensuite shower room



Ensuite shower room

Description: This attractive stone slated cottage will be both surprise and delight those who view from the 26' open plan living space on the first floor to the ground floor shower room and two double bedrooms one with its own en-suite. The cottage has recently undergone an extensive programme of works from re-wiring and re-plastering, to new windows and a new heating system. The enclosed paved courtyard to the front offers privacy and plenty of space tables and chairs and a shed for bikes etc. There is no upward chain and with early possession available the next step is an appointment to view.

Location: 33 Entry Lane is tucked away in one of Kendal's

quaint yards just below the popular Low Fellside area yet only a short stroll from Booths supermarket and the town centre.

From Stricklandgate take the passage way alongside Holland and Barrett, proceed past a row of cottages on your right-hand side where the lane narrows and number 33 is then found on your right-hand side just before the cobbles that lead up to Low Fellside.

Note: Parking permits for the nearby car parks can be purchased from South Lakeland District Council.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall with attractive wood flooring, radiator and part glazed door. Open staircase to first floor with timber and glass balustrade. Useful under stairs cupboard, meter cupboard and double-glazed window to the stairs.

Shower Room complementary tiled floor, extractor fan. Tiled shower cubicle, WC and vanity unit with wash hand basin.

Bedroom 1 12' 5" x 7' 11" (3.78m x 2.41m) two double glazed windows to the courtyard, radiator. En-suite Shower Room with complementary tiled floor and walls, vertical towel radiator and extractor fan. A three-piece suite



Splendid Open Plan Living Room & Kitchen

comprises; a large walk-in shower cubicle, vanity unit with wash hand basin and matching mirrored cabinet, WC.

Bedroom 2 9' 10" x 9' 7" (3m x 2.92m) with double glazed window to the courtyard, radiator.

First Floor

Open Plan Living Room & Kitchen 25' 8" x 13' 4" (7.82m x 4.06m) a splendid room with a vaulted ceiling with exposed timbers. Four double glazed windows to the front and three Velux roof lights. Attractive wood floor, two radiators and 5 up lights. The kitchen area is fitted with an attractive range of wall and base units with drawer fitments and complementary Quartz' work surfaces with matching up lift and inset bowl and half stainless steel. A range of Neff kitchen appliances include an integrated dishwasher, fridge, built in oven and four ring induction hob with stainless steel cooker hood and extractor over.

Outside: Private gated walled and paved courtyard.

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

Council Tax: South Lakeland District Council - Band B

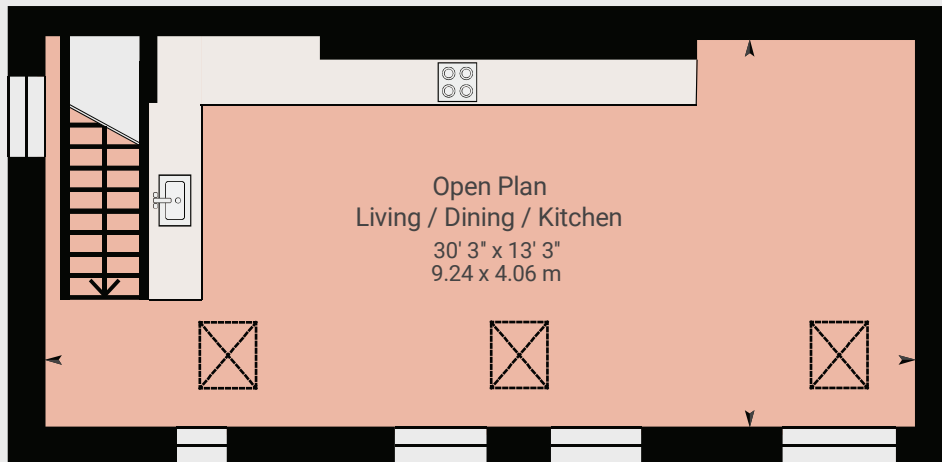
Tenure: Freehold



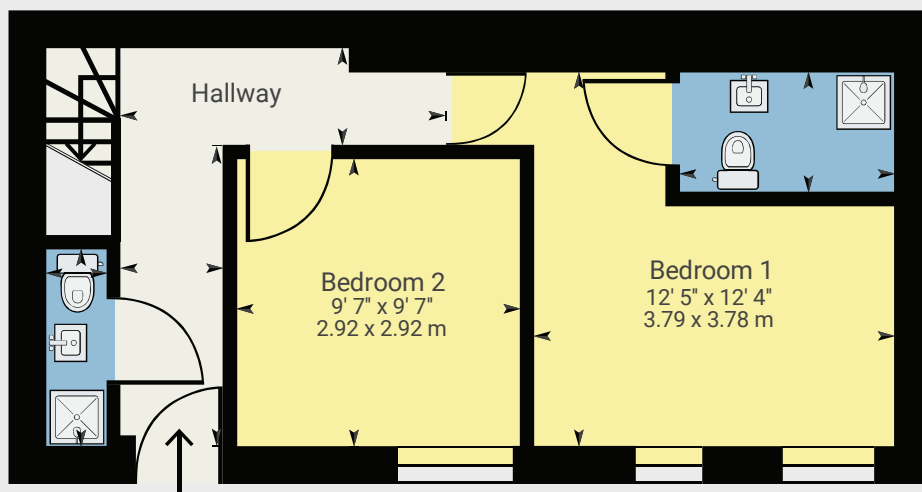
Splendid Open Plan Living Room & Kitchen

Viewing: Strictly by appointment with Hackney & Leigh - Kendal Office

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



First Floor



Ground Floor

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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