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Local, Professional Property Services

6 Leececroft – Kendal





## Features

- 3 bedrooms
- Located in a quiet yet central location
- Original features throughout
- Full of character and charm
- One allocated parking space
- Secure front garden

Nestled in a central yet peaceful location, this charming 3 bedroom, stone-built home is full of character and perfect for a wide range of purchasers and offered with no onward chain. Step inside into the living room, and you'll be greeted by a warm and inviting ambiance. The original features have been lovingly preserved, allowing you to revel in the home's rich history while enjoying modern conveniences. The spacious living room boasts a cosy fireplace with wood burning stove, perfect for those chilly Kendal evenings, and a large window

that floods the room with natural light. The kitchen offers a thoughtful layout with original features and access out to the rear of the property. The home boasts three bedrooms, each with its own characterful features and the three piece bathroom is located on the central floor easily accessed by the ground and second floors. The low maintenance, secure front garden provides space to sit out and enjoy the warmer weather. The garden is peaceful and secure with a shed for storage. Located in a central

yet peaceful location you are perfectly positioned to access the local supermarkets, a variety of banks, doctors surgeries, a pharmacy and a range of wonderful cafe's and restaurant's all within a few minutes walk. Kendal is a vibrant town located around the River Kent with many diverse shops, cafes and eateries. The Brewery Arts Centre, museums and various churches are located close to the centre of town. There are excellent transport links with the various bus routes, a train station and the M6 motorway 10 minutes drive away.



## GROUND FLOOR

### Living room

A bright and spacious room packed with original features including exposed stone walls, wooden beams and a fireplace framing a wood burning stone with a wooden mantle above and a slate hearth below. A window allows natural light to flood in and offers front facing views over the garden.

### Kitchen

A bright kitchen with white base and wall units for storage and dark work surfaces with integrated appliances to include an over with gas hob and cooker hood above and a washing machine. There is under counter space for a fridge and a freezer. A door leads directly out to the rear of the property.

## FIRST FLOOR

### Bedroom 1

A front facing double bedroom with original wooden beams adorning the ceiling and a walk-in cupboard for storage.



### Bathroom

A three piece bathroom boasting a corner bath with overhead shower attachment, W.C and a hand basin. The window allows natural light in and also offers a feature window seat. Original exposed wooden laths to part of the wall show a glimpse of the history of the property.

### SECOND FLOOR

#### Bedroom 2

A large Velux window floods this double bedroom with natural light with feature wooden beams and a wooden floor.

#### Bedroom 3

A single bedroom with side facing views and offering a built -in shelving section to one end of the built in bed frame with feature wooden beams and a wooden floor.



### Externally

The traditional stone-built property is framed by the front garden and encompassed by fencing to create a secure and private space. The garden is designed to be low maintenance with an astro-turf lawn and a cobbled path leading up to the front door. A shed provides a secure space for the storage of garden equipment, bikes or garden furniture. An allocated parking space can be found in front of the garden.

### Useful Information

Tenure - Freehold.

House built - pre 1900.

Council tax band - B.

Heating - Gas central heating.

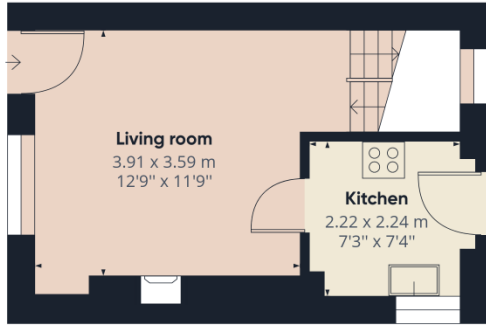
Drainage - Mains.



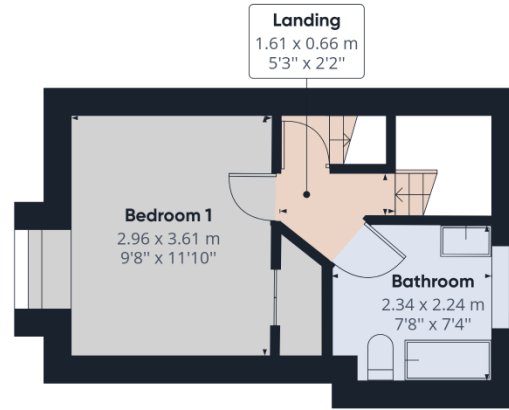
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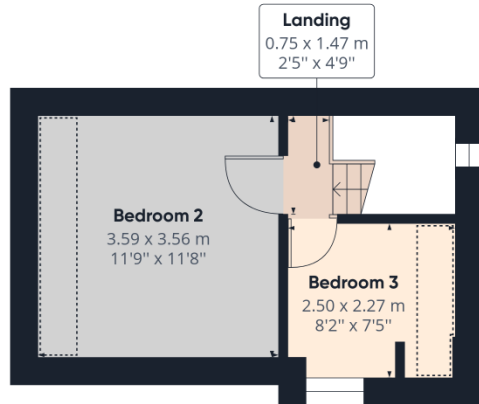
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Ground Floor



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

64.91 m<sup>2</sup>  
698.74 ft<sup>2</sup>

**Reduced headroom**

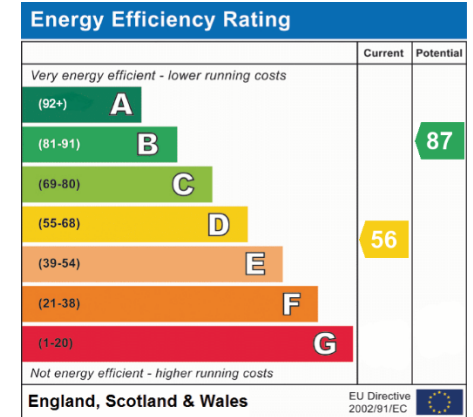
3.81 m<sup>2</sup>  
40.96 ft<sup>2</sup>

(1) Excluding balconies and terraces

⌊ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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