



33 Broad Ing, Kendal  
£190,000



## 33 Broad Ing

### Kendal

A traditional mid terraced property being located in a popular area of the town offering easy access into the centre, supermarkets, schools, Kendal Railway Station, links to the Lake District National Park and the M6 Motorway.

Nestled in a prime location, this charming and well-presented mid-terraced property offers a wonderful opportunity for comfortable family living. The property boasts a range of desirable features including double glazing throughout, ensuring energy efficiency and tranquillity. The light and airy sitting room provides the perfect space for relaxation, while the gas central heating guarantees warmth and comfort during the cooler months. The kitchen, with convenient access to the delightful garden, is equipped for culinary excellence and social gatherings.

Ascending to the first floor, one will find three bedrooms, with two generously proportioned doubles. The family bathroom offers both style and functionality, which comprises a W.C., wash hand basin and corner bath. The property further benefits from an enclosed garden to the rear, offering a serene escape from the hustle and bustle. The garden features a lawn, gravelled path with stocked borders on the left, decking area ideal for al fresco dining, and ample space for garden furniture. With the added convenience of ample driveway parking and proximity to the town centre, this property presents an ideal setting for modern family living.

The outdoor space of this property seamlessly extends the indoor living experience, offering a private and tranquil haven for both relaxation and entertainment. With a well-designed garden providing a variety of uses, from hosting lively gatherings to enjoying peaceful moments in nature.

- Mid terraced property
- Light and airy sitting room
- Kitchen with access to the garden
- Enclosed garden to the rear
- Three bedrooms with two being doubles
- Close to town centre
- Family bathroom
- Ample driveway parking

#### **EPC RATING D**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage.

#### **COUNCIL TAX: BAND B**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

Leave Kendal centre heading along Sandes Avenue (A6 in the direction of Shap), continue over the river and pass the railway station on your left hand side, bear left and pass under the railway bridge, take the first right turn onto the A685 Appleby Road and turn immediately right onto Sandylands Road, follow the road and take the second left onto Broad Ing and follow the road to just before the T Junction where number 33 is on the right.

**WHAT3WORDS:** tangling.risks.feuds





## GROUND FLOOR

### ENTRANCE HALL

7' 7" x 5' 6" (2.32m x 1.68m)

### SITTING ROOM

16' 4" x 10' 6" (4.98m x 3.19m)

### KITCHEN

16' 7" x 9' 10" (5.05m x 3.00m)

## FIRST FLOOR

### LANDING

11' 6" x 3' 8" (3.50m x 1.12m)

### BEDROOM

10' 7" x 10' 6" (3.22m x 3.21m)

### BEDROOM

10' 7" x 7' 3" (3.22m x 2.22m)

### BEDROOM

8' 9" x 7' 10" (2.66m x 2.40m)

### BATHROOM

9' 1" x 5' 5" (2.78m x 1.66m)



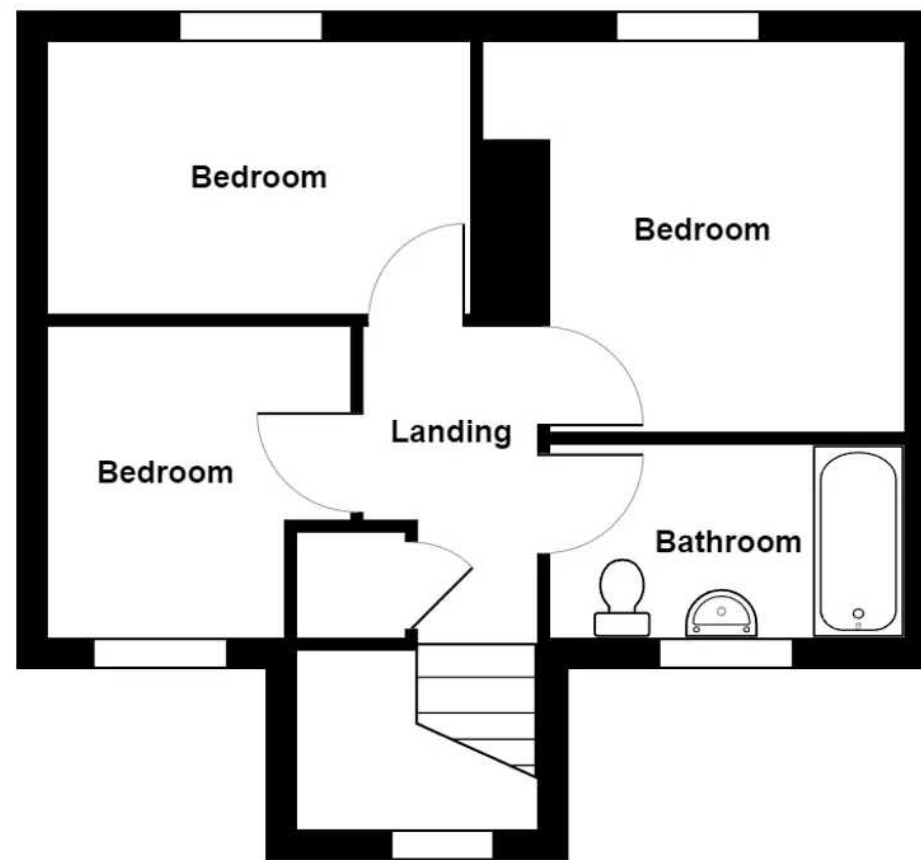








**Ground Floor**



**First Floor**

**33 Broad Ing, Kendal**

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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