



14 Kirkbie Green, Kendal
£365,000





14 Kirkbie Green

Kendal, Kendal

A detached three-bedroom executive-style family home that is nicely tucked away within the development of Kirkbie Green. Kirkbie Green, an extremely sought-after and highly regarded location, is set within the conservation area, only minutes walking distance from Kendal Castle, Gooseholme Park, the River Kent, and Kendal town centre. Offering much-desired family living space, with a lounge, dining room with patio doors, kitchen, integral garage, and w.c. on the ground floor. On the first floor are three bedrooms (one with an ensuite) and a family bathroom. There is driveway parking and level front, side and rear gardens, with a delightful outlook onto the dry ski slope. No Chain.

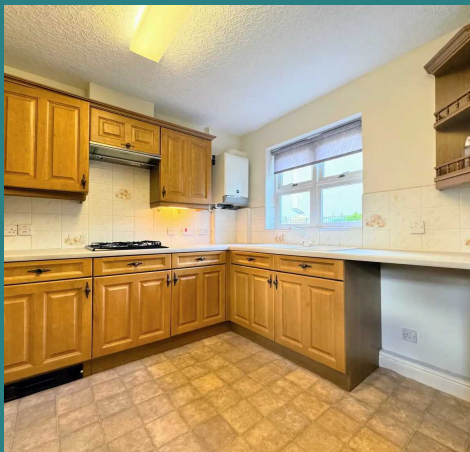
From Kendal Town Hall, walk down Lowther Street and cross over the river towards Aynam Road. Take the first left onto Bridge Street and then left onto Little Aynam and right onto Canal Head. Continue onto Kirkbie Green and the Numer 14 is located on the right hand side.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



ENTRANCE

The entrance door leads into the hall.

HALL

10' 4" x 6' 2" (3.15m x 1.88m)

Doors lead into the kitchen, dining room, lounge, and downstairs w.c. Stairs rise to the first-floor landing.

KITCHEN

12' 3" x 9' 11" (3.73m x 3.02m)

The kitchen has a range of fitted units with complementary worktop. There is a 1 1/2-bowl composite sink, there is plumbing for a dishwasher and a washing machine, a built-in double oven, a gas hob with an extractor fan. A wall-mounted Baxi boiler. There is a window on the rear aspect overlooking the garden and the dry ski slope and a door leads into the integral garage.

DINING ROOM

9' 11" x 9' 6" (3.02m x 2.90m)

This light and airy dining room has sliding patio doors leading out to the rear garden.

LOUNGE

16' 7" x 10' 9" (5.05m x 3.28m)

The cosy yet spacious lounge has a gas fire situated in a marble-effect fireplace with surround and two windows on the front aspect, one of which is a box bay window.

GROUND FLOOR W.C

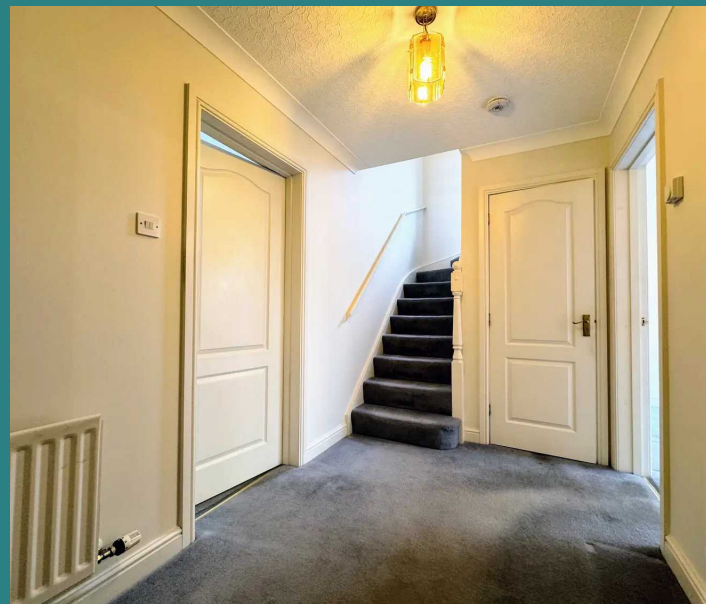
5' 2" x 2' 9" (1.57m x 0.84m)

Comprising a pedestal wash hand basin and w.c.

FIRST FLOOR LANDING

9' 4" x 7' 3" (2.84m x 2.21m)

With a window to the side aspect, doors lead to the three bedrooms, bathroom, and built-in cupboard with shelving space for linen and towels, and housing the hot water cylinder. There is also an access hatch to the loft space.





BEDROOM ONE

11' 10" x 10' 2" (3.61m x 3.10m)

This double room has built-in wardrobes and a window on the rear aspect. There is a door to the en-suite shower room.

EN-SUITE SHOWER ROOM

4' 9" x 4' 4" (1.45m x 1.32m)

The suite comprises a shower cubicle, a w.c., and a vanity sink. There are dual-aspect windows with obscure glazing.

BEDROOM TWO

9' 7" x 8' 5" (2.92m x 2.57m)

This second double room has built-in wardrobes with shelving space and sliding doors and a window on the front aspect.

BEDROOM THREE

10' 11" x 7' 1" (3.33m x 2.16m)

This single room has a window on the front aspect.

BATHROOM

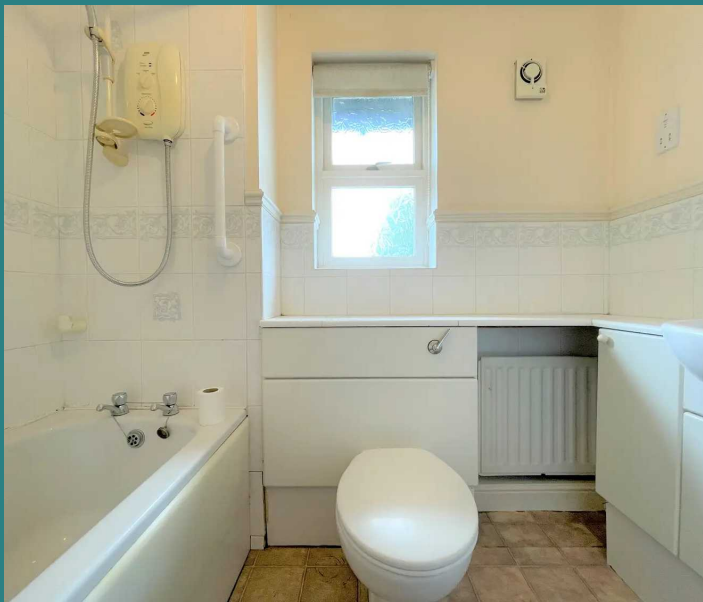
7' 5" x 6' 5" (2.26m x 1.96m)

The suite comprises a panel bath with Mira shower over, a vanity sink and hidden cistern w.c. There is a window with obscure glazing.

GARAGE

16' 7" x 9' 1" (5.05m x 2.77m)

With an up-and-over door, power, and light. There is an external door that leads to the rear garden.



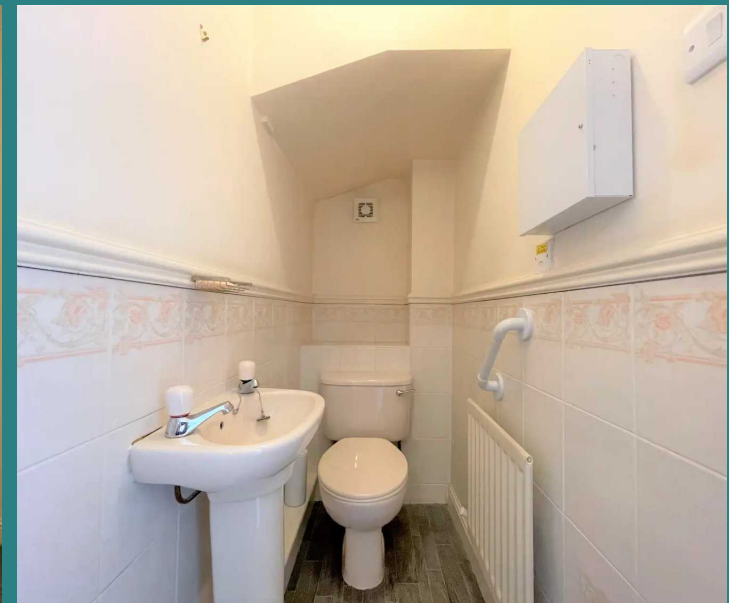
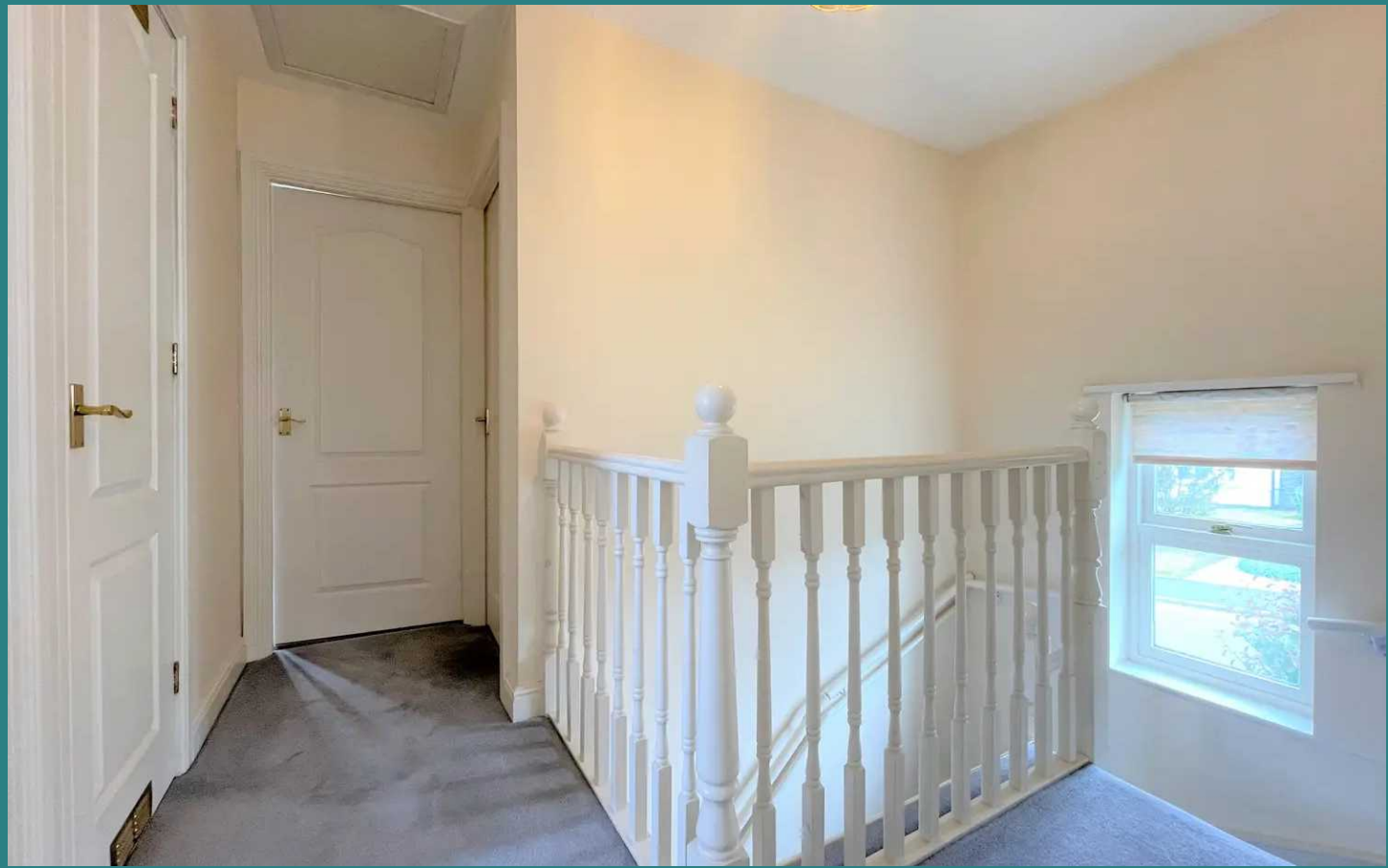
GARDEN

To the front of the property is a block-paved driveway providing off-road parking, access to the garage, and a lawn extending around the side to the rear of the property. To the side is a paved path leading to gated access to the rear garden. The private rear garden has a paved patio, a lawn with planted borders, and two timber garden sheds.

PARKING

A block-paved driveway providing off-road parking

SERVICES: Electricity, mains water, mains drainage, gas central heating.





Ground Floor

Approximate total area⁽¹⁾

1098.25 ft²

102.03 m²



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE 360



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.



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