



# Kendal

£265,000

17 Lound Street, Kendal, Cumbria, LA9 7EA

A traditional stone built terraced house located in a popular residential area of Kendal within easy walking of the town centre and being close to local schools, shops and amenities. To the front is a paved fore garden with wrought iron railings and to rear a private enclosed walled courtyard with shed and wood store, and a gate leading out to the rear access lane.

The property is well presented and offers a warm and inviting open plan feeling on entering, with sitting room with multi-fuel stove and living/dining kitchen that opens to the courtyard. Upstairs on the first floor are two good bedrooms and a shower room, with a splendid attic/occasional bedroom completing the picture on the second floor.

## Quick Overview

Traditional stone built terraced house

Well presented

Sitting room & living/dining kitchen

Two bedrooms & occasional bedroom

Modern shower room

Rear Courtyard

UPVC double glazing & gas central heating

An early appointment to view is recommended

Conveniently located for town, amenities and local schools

Ultrafast Broadband speed up to 1000MBPS



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1000 MBPS



On Road Parking

Property Reference: K6728



Sitting Room



Living/Dining Kitchen



Dining Kitchen



Rear Courtyard

**Location:** From Kendal Town Centre proceed along Aynam Road and continue onto Lound Road and Lound Street is the second turning left after Parkside Road, after the travel Lodge. The property is then found half way down on the left hand side.

The property is situated in a popular established residential area within level walking distance of Kendal town centre and is convenient for Kendal Leisure Centre, doctors surgeries, ASDA supermarket, Oxenholme Railway Station and Kirkbie Kendal Secondary School is on the doorstep.

**Property Overview:** 17 Lound Street is a traditional stone and slate terraced house that has been altered and improved by the current owner who has created a warm and welcoming family home in a level location within easy walking of amenities including primary and secondary schools.

The first impression on arriving and opening the front garden gate is one of a property that is well maintained and cared for.

Then step into the warm and welcoming open plan sitting room that overlooks the front and where the open fireplace with slate hearth and multi fuel stove is the focal point of the room, with two matching arched fireside alcoves, radiator with cover, coving to the ceiling and the staircase that leads up to the first floor.

The dining kitchen is to the rear being a great room for family living with two windows and a part glazed door that opens to the enclosed walled courtyard that enjoys sunshine throughout the day. Attractive Amtico flooring, and two sets of original built-in pine cupboards and a useful under stairs pantry/store cupboard.

The kitchen by Atlantis kitchens of Kendal is fitted with an attractive range of wall and base units and an island unit with complementary granite work surfaces and matching upstand. Inset Franke stainless steel bowl with mixer tap and kitchen appliances comprising; built in oven and four ring gas hob with glass splash back and extractor over, integrated fridge and freezer and concealed washing machine.

Upstairs to the first floor landing where a concealed staircase leads up to the second floor. There are two bedrooms at this level, the front bedroom being a large double with two windows and a deep under stairs wardrobe with hanging rail and shelving. Bedroom 2 has an aspect to the rear and a useful under stairs cupboard.

The shower room has attractive panelled walls to dado height, a window and chrome vertical towel radiator. A three piece suite comprises; a large panelled walk-in shower with rainfall shower head and separate hand held attachment, pedestal wash hand basin and WC.

The attic room/occasional bedroom is light and airy with two large Velux roof lights, two radiator and excellent under eaves storage with lights.

Accommodation with approximate dimensions:

Ground Floor

Sitting Room

13' 11" x 11' 10" (4.24m x 3.61m)

Living/Dining Kitchen

14' x 11' 8" (4.27m x 3.56m)

First Floor

Landing

Bedroom 1 (front)

14' 0" x 10' 4" (4.27m x 3.15m)

Bedroom 2 (rear)

11' 9" x 6' 11" (3.58m x 2.11m)

Shower Room

Second Floor

Attic/Occasional Bedroom

20' 4" x 13' 10" (6.2m x 4.22m)

**Outside:** To property has the benefit of a small paved garden to the front with attractive wrought iron railings and gate, and to the rear is a large private enclosed paved and walled courtyard with timber shed, wood store and a gate that leads out to the rear access lane.

**Council Tax:** Westmorland & Furness Council - Band C

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

**Tenure:** Freehold

**Viewings:** 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.



Bedroom 1



Attic/occasional bedroom



Bedroom 2



Shower Room

# Lound Street, Kendal, LA9

Approximate Area = 1025 sq ft / 95.2 sq m

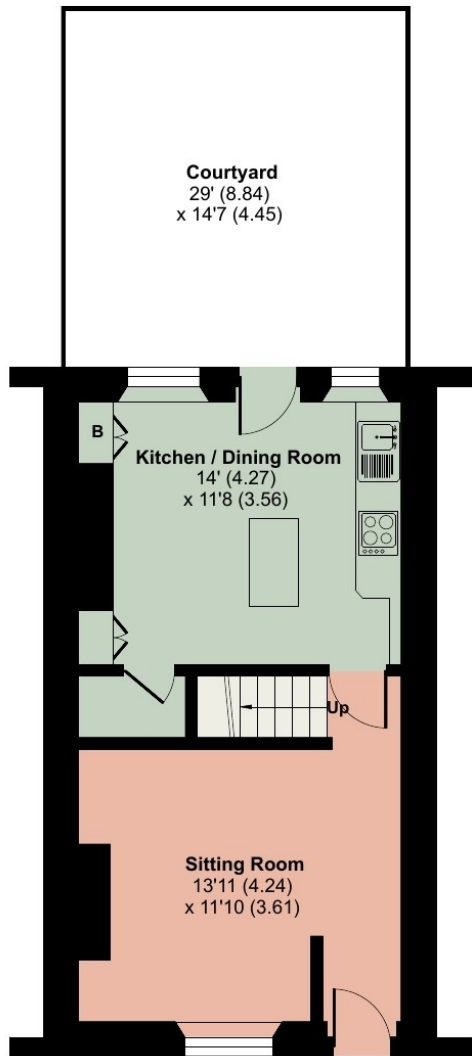
Limited Use Area(s) = 120 sq ft / 11.1 sq m

Total = 1145 sq ft / 106.3 sq m

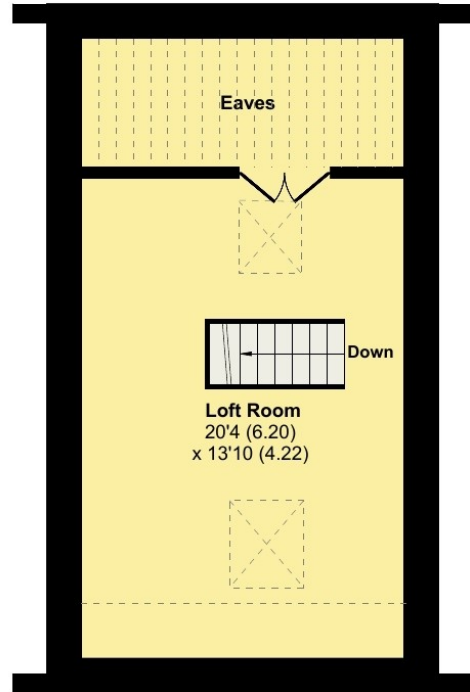
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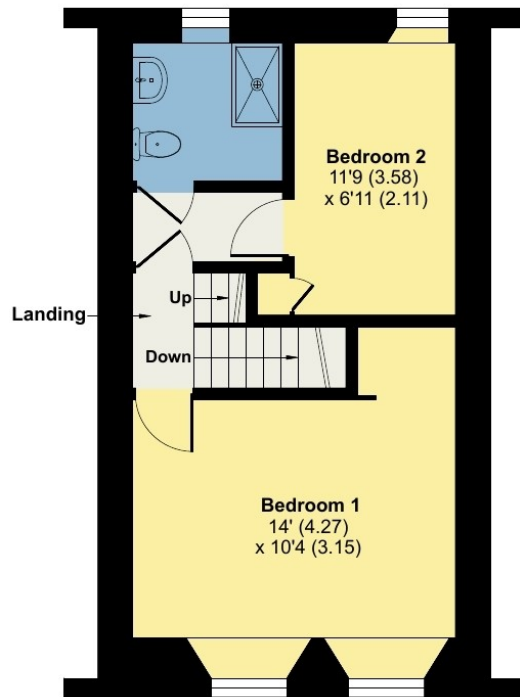
Denotes restricted head height



**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2023. Produced for Hackney & Leigh. REF: 1031924

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