



## Kendal

£525,000

14 Lumley Road, Kendal, Cumbria, LA9 5HT

Regarded as one of the most desirable locations in the town to live, this 4 double bedroom detached home is well balanced with sizeable reception rooms and bedroom spaces. For buyers there is a great opportunity to bring your ideas and vision to this home and add a modern and contemporary edge to an already well positioned home. The property boasts a multitude of storage, additional sun room, wrap around gardens, double garage and parking.

Located in a sought-after position, convenient for the M6, local bus route, town centre amenities including schools, this property offers the perfect blend of privacy and convenience. With its spacious layout, generous plot and fantastic scope, this is a truly exceptional home that should not be missed. Contact us today to arrange a viewing and make this your dream home.

### Quick Overview

Detached 4 bedroom house

2 spacious reception rooms

Additional sun room

Ample off-road parking

Good size garage

Scope for updating and personalising

Generous size plot

Mature gardens

South fringes of Kendal, good links to M6



4



1



2



G



Ultrafast Full  
Fibre



Driveway parking  
for several  
vehicles

Property Reference: K6775



Entrance hall



Living room



Living room



Dining room

**Location** Leave Kendal heading South along Milnthorpe Road passing Kendal College and proceed towards the outskirts of town towards the A6. Continue through the traffic lights and head up the hill passing The Stonecross Hotel on the right. Proceed over the brow of the hill the turning for Lumley Road can be found on the right and the property approximately half way up the hill on the left.

**Property Overview** Situated in a highly desirable location on the outskirts of town, this impressive 4 bedroom detached house offers ample living space and a range of desirable features but with scope for those seeking a home to upgrade and renovate. With 2 reception rooms, a sun room, double garage, and generous off-road parking, this property is perfect for families and those who want to personalise their future home.

As you step inside, you'll be greeted by a welcoming entrance hall that leads to the spacious reception rooms. There is an all important cloakroom and ample storage space. The living room is the ideal space to relax and unwind, with focal point coal effect gas fire and feature box bay window with pleasant garden outlooks, sliding doors lead to the second reception room can be used as a formal dining room or a versatile space to suit your needs for a growing family. Within the kitchen is a range of wood effect wall and base units with contour worksurface incorporating dual bowl sink unit and drainer. There is an electric hob with extraction over, plumbing in place for washing machine and built in NEFF oven and grill. A good size pantry cupboard is a useful storage space. Double doors from the kitchen lead into the sizeable sun room which is a delightful addition, providing a bright and airy space to enjoy the views of the mature gardens.

Upstairs, you'll find four generously sized bedrooms, each offering a peaceful retreat. The bedrooms feature built-in wardrobes and all have a pleasant garden aspects and views towards The Helm. The bedrooms offer some multi-functional spaces and are perfect for children, guests, or even a home office. The bathroom has a 4 piece suite and corner spa bath with hand held shower attachment, walk in shower with Mira shower over, close coupled WC and vanity wash hand basin.

Outside, the mature gardens are a true highlight of this property. With high borders, lawned areas, and an array of fruit trees and planted beds, the garden offers a tranquil oasis to relax and enjoy the outdoors. The garage provides secure parking for your vehicles or a super storage space, while the generous off-road parking ensures there is plenty of space for several vehicles and hardstanding should you need to house a caravan/boat/motorhome.



Dining room



Kitchen



Sun room



Bathroom



Bedroom 2



Bedroom 3

## Accommodation with approximate dimensions:

### Ground Floor

#### Entrance Hall

#### WC

#### Living Room

18' 10" x 14' 4" (5.75m x 4.37m)

#### Dining Room

13' 2" x 11' 0" (4.03m x 3.36m)

#### Kitchen

15' 1" x 10' 6" (4.61m x 3.21m)

#### Sun Room

12' 4" x 9' 5" (3.78m x 2.88m)

### First Floor Landing

#### Bedroom 1

14' 2" x 9' 6" (4.34m x 2.91m)

#### Bedroom 2

10' 7" x 9' 4" (3.24m x 2.85m)

#### Bedroom 3

10' 7" x 9' 4" (3.25m x 2.87m)

#### Bedroom 4

14' 3" x 9' 6" (4.35m x 2.90m)

#### Bathroom

**Outside** There is a tarmaced driveway to the front of the property, which accommodates room for several vehicles, motorhome/boat/caravan. There is a wrap around mature garden with fruit trees, lawns and hedges which provide excellent screening for enjoyment of privacy in your garden space.

**Double Garage** 21' 3" x 16' 6" (6.50m x 5.03m)



Bedroom 4



Bedroom 1



Rear elevation



Rear garden



Elevated view

**Tenure** Freehold

**Services** Mains electricity, mains gas, mains water and mains drainage.

**Council Tax** Westmorland & Furness Council - Band G

**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.

**What3words** ///mats.stocks.ranges

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01539 729711** or request online.

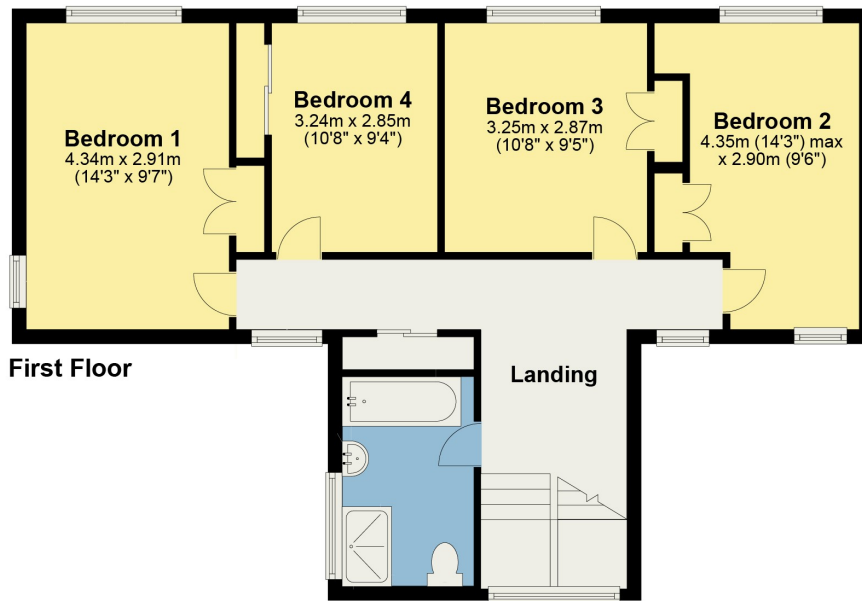


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