



Kendal

£440,000

21 Silver Howe Close, Kendal, Cumbria, LA9 7NW

This detached property boasts panoramic views from its rear aspect, offering breathtaking sights across the town towards Scout Scar, Kendal Golf Course, and the Lakeland fells. The ground floor features a living room with a balcony, a fitted kitchen, a dining room, and a convenient cloakroom. The lower ground floor comprises three double bedrooms, a study, undercroft and a shower room, providing ample space for family living.

The exterior of the property includes off-road parking at the front and an attached garage. The rear garden offers a peaceful retreat with stunning views. Situated in a popular residential area, the home is close to local amenities, making it a perfect blend of comfort and convenience. With no upward chain, an early viewing is highly recommended.

Quick Overview

- Detached property
- Living room with balcony, dining room and kitchen
- Three bedrooms, study & undercroft
- Attached garage & off road parking
- Front and rear gardens
- Panoramic views to the rear
- Convenient location
- No upward chain
- Early viewing recommended
- Openreach & Fibrus broadband available



3



1



2



D



Open Reach
& Fibrus
available



Off road parking
to drive

Property Reference: K6851



Entrance Hall



Living Room



Living Room



Dining Room

Location: Take the Burton Road out of Kendal proceed past The Kendal Leisure Centre and on reaching the traffic lights take the first left turning onto Heron Hill, turn first right onto Esthwaite Avenue continue up the hill and then take the turning left onto Silver Howe Close. Proceed right to the top of the road, and number 21 is then on your left just before the road bears right.

Property Overview: The property is situated in a popular location offering the new owners potential to alter and extend the current layout to suit their own needs. It is has been well maintained by the current vendors and has the benefit of gas central heating and double glazing. With one of the standout features of this property is the exceptional views across to the rear across Kendal to open country side and Lakeland fells, providing a picturesque backdrop for everyday living. Whether you're enjoying a morning cup of tea or unwinding after a long day, these stunning views will never fail to impress.

Stepping through the front door on to the ground level you will find a cloakroom with WC and wash hand basin, fitted kitchen with access to the attached garage, splendid living room with large balcony and adjacent dining room.

Into the light and airy living room with sliding patio doors which leads onto the balcony with those all important views! Attractive stone fireplace with coal effect gas fire.

The adjacent dining room, enjoys the rear aspect view and useful storage cupboard.

The kitchen has aspect over the to the front garden and is fitted with a range of wall, base and display units with complementary work surfaces with inset stainless steel sink and half with drainer. Bellinger range style cooker with five ring gas hob with stainless steel extractor over, integrated fridge and space for dishwasher. Useful storage cupboard and door leading into the attached garage.

Descending down to the lower ground floor from the entrance hall, you will find three double bedrooms and the study which all have aspect over the rear garden and the study has useful storage cupboard. There is also the undercroft, which is great additional storage space.

At this level you also will find the shower room with part tiled walls, downlights and extractor fan. A three piece suite comprises; a large shower cubicle with rain head shower and separate hand held attachment, WC and wash hand basin.



Kitchen



Kitchen



Cloakroom



Bedroom One



Bedroom Two



Bedroom Three

Accommodation with approximate dimensions:

Ground Floor

Living Room

16' 6" x 12' 4" (5.03m x 3.76m)

Dining Room

10' 3" x 9' 1" (3.13m x 2.77m)

Kitchen 15' 1" x 9' 4" (4.60m x 2.87m)

Cloakroom

Lower Ground floor

Bedroom One

11' 3" x 9' 10" (3.45m x 3.00m)

Bedroom Two

11' 5" x 8' 2" (3.48m x 2.51m)

Bedroom Three

9' 8" x 9' 6" (2.95m x 2.90m)

Study 7' 8" x 6' 11" (2.36m x 2.11m)

Shower Room

Undercroft

Attached Garage:

20' 0" x 9' 11" (6.10m x 3.03m) with side door and further larger opening, rear window. Central heating boiler, power and light and plumbing for washing machine

Outside: To the front of the garage, there is a driveway providing off road parking for two cars along with front garden with lawn and mature flower beds. To the rear is a terraced garden with large paved patio on which to sit and enjoy the afternoon and evening sun, a variety of mature shrubs, trees and bedding plants.



Study



Shower Room



Balcony



Balcony



Panoramic views

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

Council Tax: Westmorland and Furness Council - Band E

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.

What3Words: [///pipes.race.panels](https://www.what3words.com/panels)

Meet the Team

Keira Evans

Branch Manager & Valuer

Tel: 01539 729711
Mobile: 07469 857687
keiraevans@hackney-leigh.co.uk



Hayley Wilson

Assistant Manager & Property Valuer

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Ellie Graham

Sales Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Shannon Hipwell-Dixon

Sales Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Gail Reaney

Viewing Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Maurice Williams

Viewing Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



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



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

Silver Howe Close, Kendal, LA9

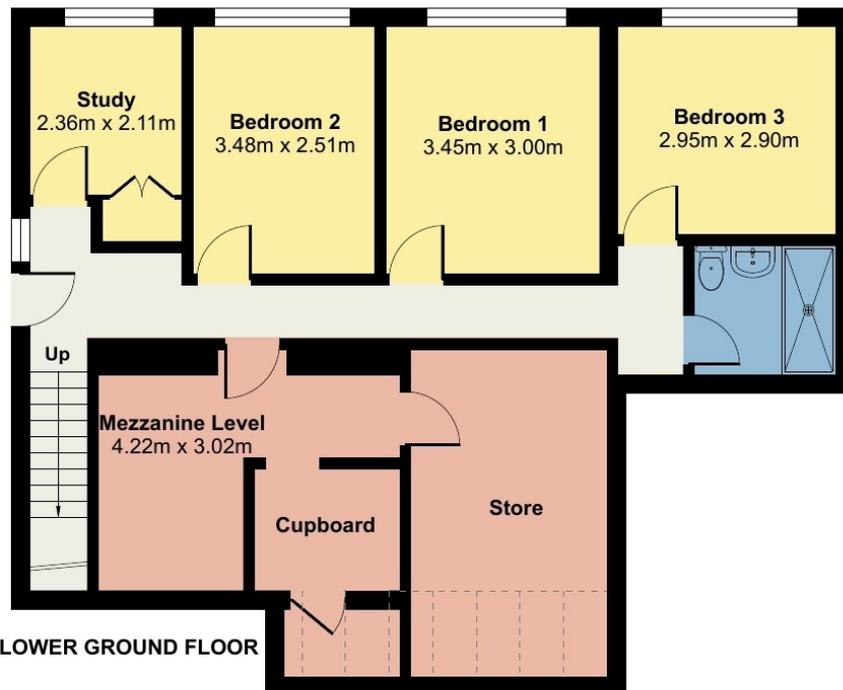
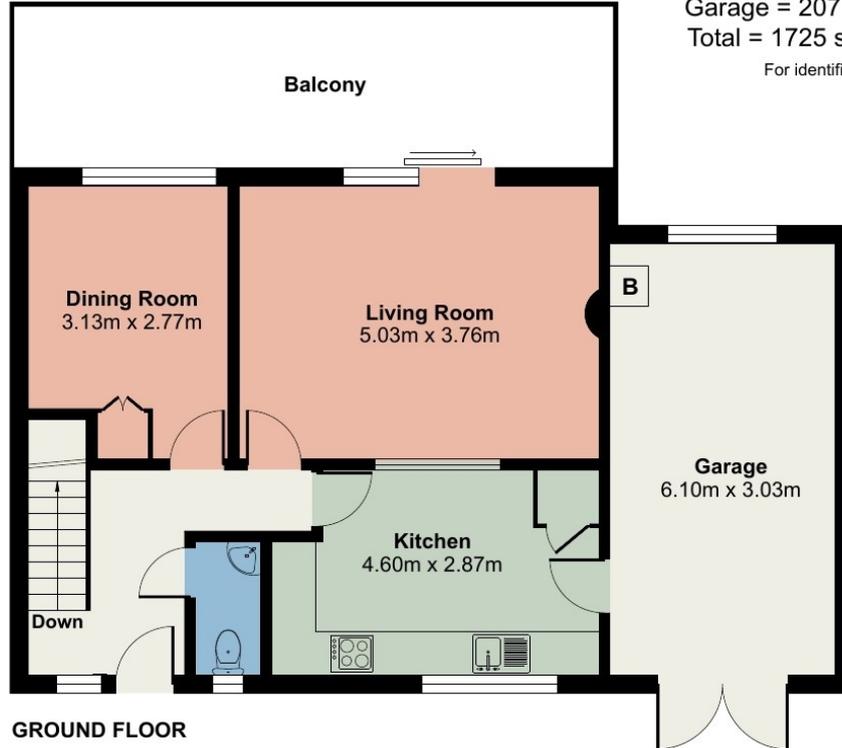
Approximate Area = 1459 sq ft / 135.5 sq m

Limited Use Area(s) = 59 sq ft / 5.4 sq m

Garage = 207 sq ft / 19.2 sq m

Total = 1725 sq ft / 160.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Hackney & Leigh. REF: 1132543

A thought from the owners... "The living room and balcony are favourite, peaceful places to be, being light and airy with amazing views"

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 29/05/2024.

Request a Viewing Online or Call 01539 729711