



# Kendal

£435,000

52 Empsom Road, Kendal, Cumbria, LA9 5PS

This well-presented detached bungalow occupies a large, elevated plot at the head of a quiet cul-de-sac offering picturesque views of Benson Knott, the surrounding countryside and fells. Situated just off the desirable Kendal Green area, the property is ideally located for easy access to the town centre amenities as well as road and rail links, making it perfect for those seeking both tranquility and convenience.

The spacious accommodation features a welcoming living room, a generous dining kitchen and a utility room, providing ample space for family life and entertaining. The home includes three bedrooms, bedroom one benefiting from an en-suite shower room, in addition to a separate family shower room. The property further benefits from a large garage and undercroft, off-road parking and attractive front and rear gardens, offering plenty of outdoor space to enjoy the stunning views and serene surroundings.

## Quick Overview

Detached Bungalow

Living room, dining kitchen & utility room

Three bedrooms

Ensuite shower room & separate shower room

Garage & undercroft

Off road parking

Front and rear garden

Large elevated plot with views

Early viewing recommended

Openreach broadband available



3



2



1



E



ENTER  
MANUALLY



ENTER  
MANUALLY

Property Reference: K6948





Entrance Porch



Living Room



Dining Area



Utility Room

**Property Overview:** Empsom Road is situated in a convenient location, close to local amenities, schools and green spaces, with easy access to the town centre and surrounding countryside. The area is popular for its peaceful atmosphere and community feel, making it an attractive choice for families, those retired and professionals alike.

Ascending the steps to the front door, you enter into a welcoming porch with a full-height window that frames stunning views of Benson Knott and the Lakeland fells. The space features a tiled floor, creating a bright and airy entrance that immediately sets the tone for the rest of the home.

Stepping into the hallway, you'll find access to the living room, dining kitchen, three bedrooms and the shower room. The hallway also provides entry to the loft space and features a useful cloaks cupboard. Amtico parquer style flooring flows seamlessly through the hallway and kitchen.

The living room is bright and inviting, featuring two picture windows that capture beautiful views over the distant fells from the rear and side aspects. A focal point of the room is the feature fireplace complete with a coal-effect gas fire and an adjoining fireside alcove with fitted shelving.

Entering the spacious dining kitchen which has recently been extended and updated, you'll find a bright and modern space ideal for both everyday living and entertaining. The dining area features sliding patio doors that open out to a balcony, perfect for enjoying the stunning views. The kitchen is fitted with an array of attractive wall and base units, complemented by large pantry storage and sleek work surfaces with an inset sink and a half. A range of integrated appliances, including a double oven, induction hob with a stainless steel extractor fan and a dishwasher, with additional space for a fridge/freezer. A window to the rear allows natural light to flood the room while offering lovely views of the surrounding landscape.

The utility room is a practical addition, featuring fitted wall and base units along with an inset sink and drainer. Two useful storage cupboards provide ample space for organizing household items and there's plumbing for a washing machine. A door leads outside to a path that runs around both the front and rear of the property.

Bedroom One is a generously sized double room featuring a large window that fills the space with natural light. It includes a built-in wardrobe, providing convenient storage. The en-suite shower room is well-appointed with a shower cubicle, a vanity unit offering additional built-in storage, a WC and a wash hand basin and heated towel rail.

Bedrooms two and three both enjoy an aspect to the front of the property. Bedroom two is a comfortable double, complete with a built-in wardrobe for convenient storage. Bedroom





Living Room



Kitchen





Bedroom Two



Bedroom Three



Family Shower Room



Balcony

three is a single room, featuring a built-in wardrobe along with overhead storage cupboards.

The ensuite shower room features a modern three-piece suite, including a walk-in shower cubicle with part-panelled walls, a vanity unit with a wash hand basin and a WC.

Completing the picture of this delightful home is the generous outdoor space. Set on a large plot, the property boasts both front and rear gardens. At the front, a driveway leads to the garage and to the end of the driveway there is gate leading into the rear garden. Steps and a pathway lead to the front door, bordered by a tiered garden with decorative chippings and mature flower beds. To the rear, a balcony offers an ideal spot to enjoy the views across to Benson Knott and beyond. Below, a patio area with decorative stone and flower borders provides a charming space for outdoor dining, while further steps lead down to a lawn area with hedge border.

Accommodation with approximate dimensions:  
Ground Floor

Entrance Porch

Hallway

Living Room  
15' 7" x 15' 1" (4.77m x 4.60m)

Dining Kitchen  
20' 11" x 19' 6" (6.38m x 5.95m)

Utility Room  
10' 0" x 6' 0" (3.05m x 1.83m)

Bedroom One  
11' 10" x 11' 6" (3.63m x 3.51m)

Ensuite Shower Room

Bedroom Two  
9' 10" x 8' 9" (3.01m x 2.69m)

Bedroom Three 8' 7" x 6' 7" (2.64m x 2.01m)

Shower Room

Parking: Off road parking

Garage & undercroft with up and over power and light. Wall mounted Viessman boiler and battery for 10 solar panels. Door leads to the undercroft and door leading to workshop space with base units and stainless sink and door leading to further undercroft storage.





Bedroom One



Ensuite Shower Room





Rear Garden



Views



Rear Garden

**Services:** Mains electricity, mains water, mains gas and mains drainage. Ten solar panels with very lucrative feed-in tariff.

**Council Tax:** Westmorland & 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 Location & Directions:**

[///miles.comically.tangible](https://www.what3words.com/miles.comically.tangible)

Empsom Road is located on a quiet cul-de-sac just off Kendal Green. From the Town Centre proceed up Windermere Road and take the right turning onto Green Road, then take the second turning left onto Kendal Green following the green along and take the first right into Empsom Road. Follow the road down keeping left and continuing round the corner to the right hand side and number 52 can be found at the top of the cul-de-sac on the left hand side.



## 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.



**Book Online Now**



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

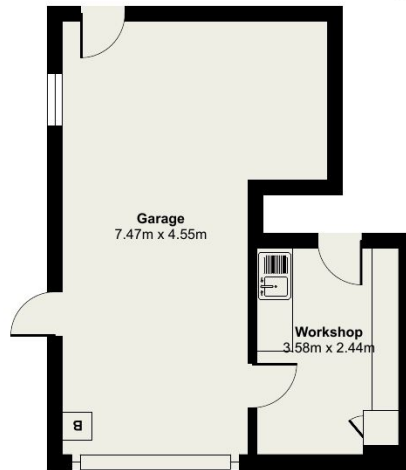
# Empsom Road, Kendal, LA9

Approximate Area = 1141 sq ft / 106 sq m

Garage / Workshop = 397 sq ft / 36.8 sq m

Total = 1538 sq ft / 142.8 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). © nichecom 2024. Produced for Hackney & Leigh. REF: 1191585

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 26/09/2024.

Request a Viewing Online or Call 01539 729711