



## Kendal

£395,000

36 Low Cragg Close, Kendal, Cumbria, LA9 6HL

36 Low Cragg Close is a beautifully presented and deceptively spacious four-bedroom semi-detached home, situated in a unique quiet cul-de-sac bordered by open fields, offering stunning views of the distant fells. Lovingly maintained by the current owners, the property is in immaculate show-home condition, finished to a high specification and features a beautifully landscaped garden.

Upon entering, the meticulous attention to detail is immediately apparent. The entrance hall, with elegant solid oak flooring flowing throughout the ground floor, provides access to the living room and integral garage. A useful cloaks cupboard offers convenient storage for coats and shoes, while stairs lead to the first floor.

### Quick Overview

- Immaculately presented semi detached property
- Beautiful landscaped garden
- Two receptions rooms
- Fitted kitchen & utility room
- House bathrooms, ensuite shower room & cloakroom
- Four bedrooms & study
- Integral garage
- Off road parking
- Early viewing highly recommended!
- Ultrafast broadband speed

Property Reference: K7038



4



2



2



B



Ultrafast



Off Road  
Parking



Living Room



Sun/Garden Room



Living Room



Kitchen

The living room is bright and airy, with a large picture window overlooking the front. Bi-folding oak glazed doors lead into the delightful sun/dining room with perfect fit blinds, a perfect space to enjoy the views across the garden, open fields and distant fells, with a door providing direct access to the rear garden.

The stylish kitchen is fitted with a range of sleek, contrasting wall, base and pantry units, complemented by luxurious Silestone worktops, matching uplifts, incorporating an inset sink and a half enhances functionality. Integrated appliances include a Neff slide and hide door self cleaning oven; a four-ring induction hob with a stainless steel extractor, a fridge/freezer and a dishwasher. A large window frames the picturesque views, while a patio door opens to the rear garden. The adjoining utility room provides additional storage, a base unit, plumbing for a washing machine and access to the cloakroom, which is fitted with a modern Duravit suite featuring a wash hand basin and WC. Attractive co-ordinating tiled floor throughout.

Ascending to the second floor, there are three well-proportioned bedrooms and the house bathroom. Bedroom one is a spacious double, featuring two front-facing windows with wooden shutters, fitted wardrobes and a luxurious en-suite shower room. The en-suite is fitted with a Duravit three-piece suite including; a shower cubicle with a rainfall showerhead and handheld attachment, a wash hand basin and a WC. Finished with stylish tiling, a large mirror and a heated towel rail. Bedroom three is a generous double with a rear aspect, enjoying lovely countryside views. Bedroom four is a double, also with a front-facing window and fitted shutters.

The house bathroom is fitted with a Duravit three-piece suite comprising; a panel bath with a handheld shower attachment, a wash hand basin and a WC, complemented by part-tiled walls, a tiled floor, a large mirror and radiator.

A small flight of stairs leads to the upper level, where bedroom two is located. This spacious double room benefits from two Velux roof light with fitted blinds, allowing plenty of natural light. Additionally, there is a study, a versatile space ideal for a home office or additional storage, also featuring a Velux roof light and fitted blinds.

Externally, the property boasts an integral garage and a private driveway with space for two vehicles. The front garden is designed with decorative stone and a rockery, enhancing the home's curb appeal. The impressive rear sunny garden has been beautifully landscaped, featuring stone walls, a Sandstone patio with a decorative stone border and ornate pebbles. A pathway leads to an elevated patio area and a well-maintained lawn, all surrounded by open countryside, offering uninterrupted views of the distant fells.

Viewing is highly recommended to truly appreciate the quality, finish and idyllic setting of this exceptional home.

Accommodation with approximate dimensions:  
Ground Floor

Entrance Hall





Living Room



Kitchen





Bedroom Two



Bedroom Three



Bedroom Four



Ensuite Shower Room

#### Living Room

18' 3" x 12' 11" (5.57m x 3.95m)

#### Sun/Dining Room

12' 5" x 9' 8" (3.80m x 2.96m)

#### First Floor

#### Landing

#### Kitchen

14' 0" x 11' 0" (4.27m x 3.36m)

#### Utility Room

#### Cloakroom

#### Second Floor

#### Bedroom One

18' 6" x 10' 5" (5.64m x 3.19m)

#### Bedroom Three

10' 7" x 10' 2" (3.24m x 3.10m)

#### Bedroom Four

10' 2" x 9' 4" (3.10m x 2.87m)

#### Bathroom

#### Third Floor

#### Bedroom Two

14' 0" x 11' 1" (4.27m x 3.39m)

#### Study

7' 6" x 6' 6" (2.30m x 1.99m)

#### Integral Garage

20' 0" x 10' 1" (6.12m x 3.08m)

**Parking:** Off Road Parking

#### Property Information:

**Tenure:** Freehold

**Council Tax:** Westmorland and Furness Council - Band D

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

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom One



Bathroom





Rear Garden



Views



Rear Garden

**What3Words & Directions:** [///flirts.blurs.picture](http://flirts.blurs.picture)

Low Cragg Close is situated in a popular residential area on the northeast side of Kendal and can be found turning onto Sandylands from the Sedbergh Road. Take the fourth turning right onto Peat Lane and then third left onto Rydal Road. Take the third turning right onto Jenkins Crag Court where the entrance for Low Cragg Close can be found. Follow the road up bearing left into Low Cragg Close and continue straight, then take the second right. Number 36 is nestled in the corner on the left hand side.

**Viewing:** Strictly by appointment with Hackney & Leigh.

**Anti Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

## 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



### Shannon Hipwell-Dixon

Sales Team

Tel: 01539 729711

kendalsales@hackney-leigh.co.uk



### Claudia Cutolo

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

## Low Cragg Close, Kendal, LA9

Approximate Area = 1538 sq ft / 142.8 sq m

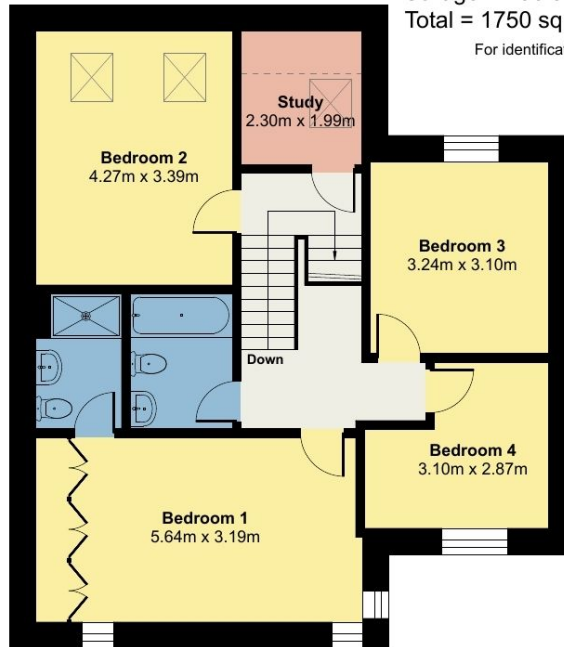
Limited Use Area(s) = 16 sq ft / 1.4 sq m

Garage = 196 sq ft / 18.2 sq m

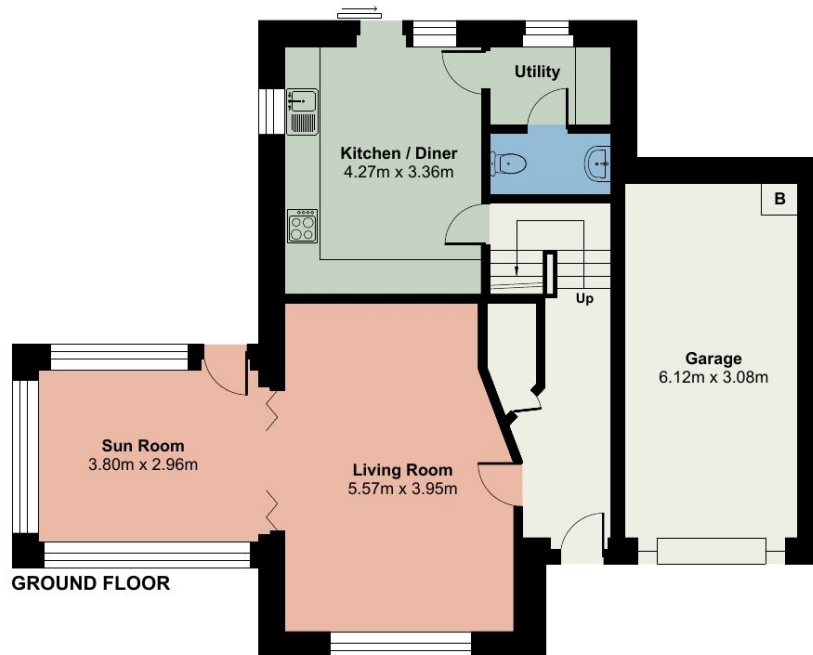
Total = 1750 sq ft / 162.4 sq m

For identification only - Not to scale

Denotes restricted  
head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1253614

A thought from the owners... "We love our light, warm home on a quiet, friendly close and sitting in our sunny garden with stunning views".

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Request a Viewing Online or Call 01539 729711