



Kendal

£550,000

18 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, utility room, boarded and insulated attic with draw down access ladder, 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.

Quick Overview

Detached four bedroom house

Two spacious reception rooms

Generous size plot

Great renovation opportunity

No upward chain!

Double garage

Mature gardens

South fringes of Kendal, good links to M6

Ample off-road parking

Ultrafast Broadband*



4



2



2



D



Ultrafast
Broadband



Ample Off Road
Parking

Property Reference: K7053



Living Room



Dining Room



Kitchen



Kitchen

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. 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 first reception room. This room can be used as a formal dining room or a versatile space to suit the needs for a growing family. Accessed from this room is a shower room comprising a wc, wash basin and walk in shower. Doors lead to the living room which is an ideal place to relax and unwind, with a gas fire enjoying pleasant garden outlooks.

Within the kitchen is a range of wall and base units with worksurface incorporating dual bowl sink unit and drainer. There is an electric four ring hob with extraction over, double oven and Kenwood Fridge. Step into the rear utility room. Here, you'll find the reliable Worcester boiler. The utility room is equipped with plumbing for both a washing machine and a dryer with a built in sink. There is also access to the rear.

Upstairs, you'll find four generously sized bedrooms, each offering a peaceful retreat. All have pleasant garden aspects, the three larger rooms with 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 3 piece suite comprising of a panelled bath with shower over, bidet, wc and wash basin vanity unit and a heated towel rail having storage cupboards. On the landing there are two additional storage cupboards

Outside, the mature gardens are a true highlight of this property. With high borders and lawned areas the garden offers a tranquil space to enjoy the outdoors. The double garage provides secure parking for your vehicles or a super storage space both having shelving units, 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.

Accommodation with approximate dimensions:

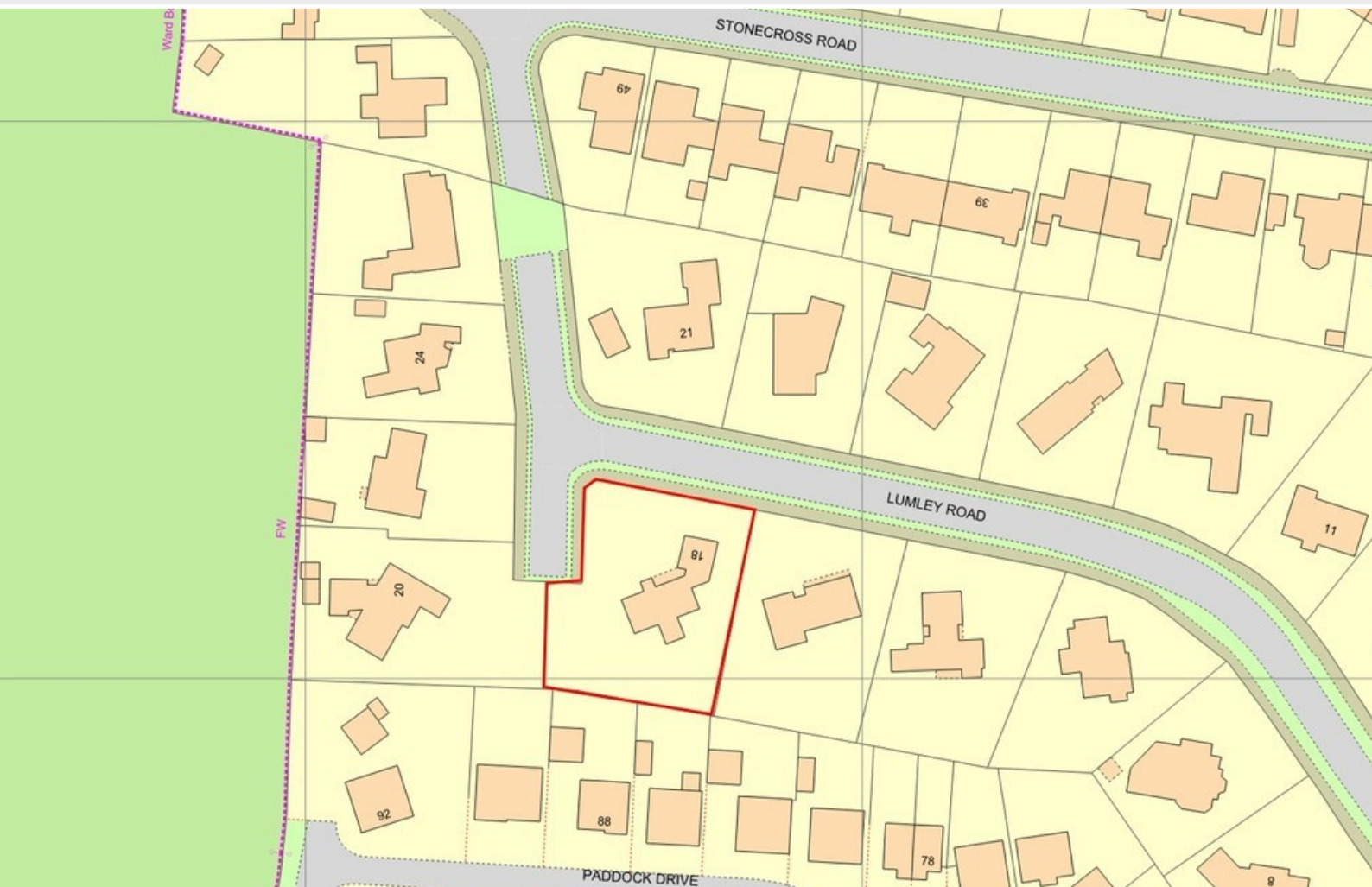
Ground Floor

Entrance Porch

Living Room 19' 3" x 13' 8" (5.89m x 4.19m)



Sun Room



OS MAP



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

Dining Room 16' 7" x 14' 0" (5.06m x 4.28m)

Sun Room 11' 9" x 10' 6" (3.59m x 3.21m)

Kitchen 13' 6" x 10' 4" (4.12m x 3.16m)

Utility

Shower Room

First Floor

Bedroom One 13' 10" x 11' 8" (4.23m x 3.57m)

Bedroom Two 13' 8" x 11' 8" (4.19m x 3.57m)

Bedroom Three 11' 7" x 10' 5" (3.55m x 3.19m)

Bedroom Four 10' 7" x 7' 7" (3.24m x 2.32m)

House Bathroom

Double Garage

Property Information:

Tenure: Freehold.

Council Tax: Westmorland and Furness Council Tax
- Band G.

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

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

What3Words & Directions: [///mostly.rash.zebra](https://www.what3words.com/mostly.rash.zebra)

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 hand side and the property is
situated at the top of the hill on the left.

Viewing: Strictly by appointment with Hackney &
Leigh.



View



View



Garden



Garden



Rear Aspect

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

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Viewings available 7 days a week
including evenings with our
dedicated viewing team
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Need help with **conveyancing**? Call us on: **01539 792032**



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Approximate Area = 1701 sq ft / 158 sq m

Garaging = 401 sq ft / 37.3 sq m

Total = 2102 sq ft / 195.3 sq m

For identification only - Not to scale



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: 1263921

A thought from the owners... "This is a very quiet and spacious place to live with a homely feel, wrap around gardens and lovely views"

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Request a Viewing Online or Call 01539 729711