



## Kendal

£265,000

20 Castle Green Lane, Kendal, Cumbria, LA9 6BB

Nestled in a tranquil courtyard setting, this delightful two double bedroom detached bungalow offers a perfect blend of traditional charm and convenience. With allocated parking, garage and rear garden which backs onto open fields and enjoys pleasant far reaching views, this property is ideal for those seeking a peaceful retreat with easy access to local amenities.

Upon entering, you are greeted by a spacious hallway, complete with ample storage solutions, setting the tone for the generous proportions found throughout the home. Access to loft via hatch. With a front aspect, the spacious and light filled living room is a true highlight, offering a warm and inviting atmosphere with its tiled open coal fire, perfect for cosy evenings in.

### Quick Overview

- Detached traditional bungalow
- 2 double bedrooms
- Large living room & conservatory
- Kitchen Diner
- UPVC double glazing and gas central heating
- Rear garden backing onto fields
- Parking and single garage
- Far reaching views
- No upward chain
- Ultrafast broadband available\*



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E



Ultrafast



Garage & off  
Road parking

Property Reference: K7026



Living Room



Kitchen



Dining Area



Conservatory

The kitchen diner is well-appointed, with a good range of wall and base units and worksurface area providing a practical space for meal preparation and casual dining. With inset single drainer sink unit, recess for washer/dishwasher and cooker, Its layout ensures that cooking and entertaining are a pleasure, with plenty of room for a dining table to gather family and friends. There is part tiling to walls and floor, side aspect and access to the conservatory/sun room.

Adjoining, is the conservatory/sun room, a versatile space that can be enjoyed year-round. Bathed in natural light, it offers a seamless connection to the outdoors, making it an ideal spot for morning coffee or unwinding with a good book and taking in the wonderful views.

Both double bedrooms are generously sized, offering comfortable accommodation and plenty of natural light. The rear bedroom benefits from built in wardrobes space and overlooks fields to rear. Adjacent is the family bathroom with a 3 piece suite comprising pedestal wash hand basin, WC; panelled bath with electric shower over, complementary tiling to walls and floor, useful built in cupboard and window to rear.

The rear gardens are a true haven, backing onto open fields and offering far-reaching views that change with the seasons. Whether you're a keen gardener or simply enjoy outdoor relaxation, this garden space offers a lawned area, raised vegetable patch, borders and flagged patio area.

With its idyllic setting, charming features, and practical amenities, this bungalow is a rare find!

#### Accommodation with approximate dimensions:

Entrance Hall

Living Room

18' 4" x 11' 11" (5.61m x 3.65m)

Kitchen/Diner

8' 4" x 12' 4" (2.55m x 3.76m)

Conservatory/Sun Room

9' 3" x 5' 4" (2.84m x 1.65m)

Bedroom One

11' 6" x 8' 4" (3.53m x 2.55m)

Bedroom Two

11' 6" x 8' 5" (3.51m x 2.57m)

Bathroom

**Parking** Allocated parking for several vehicles

**Garage** 15' 8" x 9' 0" (4.78m x 2.75m) Single garage with up and over door.

**Property information:**

**Tenure:** Freehold

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

**Services** Mains water, mains electricity and mains drainage  
Heating is by way of oil fired heating

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

**What3Words & Directions:** ///chairs.spices.large

From Kendal Town Centre, follow the one-way system and signs for the A684, Sedbergh Road. After passing under the railway bridge and the junctions for Sandylands and Dalton Road, pass Oak Tree Road on the left and continue up the hill. Take the next left turn into the courtyard and No 20 can be found on the left.

**Viewings** Strictly by appointment with Hackney & Leigh, Kendal Office

**Agents note:** The property is currently unregistered and potential buyers need to be aware that a conveyance may take longer to conclude.

**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).



Bedroom One



Bedroom Two



Bathroom



Rear garden

## Ground Floor

Approx. 83.4 sq. metres (897.5 sq. feet)



Total area: approx. 83.4 sq. metres (897.5 sq. feet)

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 15/02/2025.