



Kendal

£330,000

13 Castle Drive, Kendal, Cumbria , LA9 7BN

The property is located in Kendal, known as the Gateway to the Lakes, is conveniently accessible from Junctions 36 and 37 of the M6 motorway. The town's train station connects to Windermere Station and Oxenholme Station, where you can travel to London in under three hours.

The Castle Estate has always been popular with families due to its close proximity to both primary and secondary schools. Nearby amenities include doctors' surgeries, Kendal Leisure Centre, and an ASDA supermarket, all just a short distance away. The town centre is within walking distance, and a bus stop located nearby from the house provides regular service, enhancing the convenience of this popular location.

Quick Overview

Traditional stone & slate semi-detached family home

Living room with multi fuel stove

Dining kitchen, boot room & cloakroom

Three bedrooms

Spectacular views to Kendal Castle and playing fields

Newly installed garden room

Gas central heating

Early viewing recommended!

On street parking

Ultrafast Broadband



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Ultrafast
Broadband



On Street
Parking

Property Reference: K7069



Living Room



Kitchen



Kitchen



Kitchen

Entering through the front door, you are greeted by the entrance hall, having coat hooks, with stairs to the first floor and a door leading directly into the cosy living room.

The living room features bright windows with a charming aspect to the front, allowing natural light to flood the space. A multi-fuel stove with a slate hearth serves as the focal point, complemented by a fireside alcove with a cupboards on both side. Door leading into the dining kitchen.

The dining kitchen is beautifully fitted with a range of storage units, with complementary work surfaces with an inset sink. It boasts an Rangemaster oven, a five-ring gas hob with extractor over, space for a fridge/freezer and plumbing for a washer/dryer. The room is light and airy from a window with an aspect to the rear and access to a patio door leading to the rear garden. There is space for a dining area perfect to spend time with friends and family. There is a useful pantry cupboard also. Just off from the kitchen, there is a useful boot room and a cloakroom comprising a WC and washbasin this room houses the wall-mounted boiler.

Ascending to the first floor you find three well-proportioned bedrooms and a large family bathroom. Bedroom one is a generously sized double room overlooking the front garden and offering delightful views towards Kendal Castle. This inviting space also features fitted wardrobes, providing ample storage and enhancing the room's functionality. Bedroom Two is a double and features built in wardrobes. Bedroom three is a double room with aspect to the rear.

The house bathroom on this level is a three-piece suite, including a panel bath with shower over, WC and wash hand basin. The bathroom features part tiled walls and heated towel rail along with a vanity cupboard.

Completing this delightful home is the outdoor space. At the front, there is a lawned area and vegetable patch offering a path to the rear garden also having a bin store.

The delightful rear garden features a decked seating area, pond, lawn and a path leading to a insulated, composite garden room with power, electric and light. The versatile garden room is a valuable addition which can be used all year as a home office, a place to relax and unwind or a hobbies/playroom. The garden is a perfect space for spending time with friends and family. Early viewing is highly recommended!

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room 13' 10" x 12' 7" (4.22m x 3.86m)

Kitchen/Dining Room 18' 7" x 8' 1" (5.67m x 2.48m)



Living Room



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three



View

Pantry Cupboard

Boot Room

Cloakroom

First Floor:

Bedroom One 11' 10" x 9' 3" (3.62m x 2.82m)

Bedroom Two 11' 8" x 10' 5" (3.56m x 3.20m)

Bedroom Three 10' 10" x 8' 6" (3.32m x 2.61m)

House Bathroom

Garden Room 20' 0" x 8' 10" (6.10m x 2.71m)

Property Information:

Tenure: Freehold.

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

Services: Mains gas, water, drainage and electricity.

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

What3Words & Directions [///piano.hails.caged](http://piano.hails.caged)

13 Castle Drive can be found by leaving Kendal on the Aynam Road and taking the left turning into Parkside Road. Follow the road up past Netherfield cricket club and take the first turning left into Castle Drive number 13 can then be found on your right opposite the entrance to Kendal United football club.

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).



Garden Room



Garden Room



Garden



Garden

Request a Viewing Online or Call 01539 729711

Meet the Team

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Castle Drive, Kendal, LA9

Approximate Area = 983 sq ft / 91.3 sq m

Outbuilding = 178 sq ft / 16.5 sq m

Total = 1161 sq ft / 107.8 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). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1270750

A thought from the owners... “A beautiful, solid family home that we’ve loved living in. Gorgeous castle views in a peacefull location.”

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