



Kendal

£630,000

38 Limestone Road, Kendal, Cumbria , LA9 5FQ

38 Limestone Road is a modern, detached four-bedroom property located within a new development just off Brigsteer Road. Its prime location offers excellent road and rail links, with the M6 and Oxenholme Station less than ten minutes away, providing direct trains to London in under three hours. Kendal town centre and Kendal Golf Course are also just a short distance away, while countryside walks are right on your doorstep at Cunswick and Scouts Scar.

Quick Overview

Modern detached property
 Splendid living room, family dining kitchen & utility room
 Four bedrooms and ground floor office
 Integral garage
 Off road parking
 Front & rear gardens
 Convenient location, close to Town centre
 Gas central heating
 Early viewing recommended!
 Ultrafast Broadband speed



4



2



1



B



Ultrafast
Broadband



Off Road
Parking

Property Reference: K7048



Entrance Hall



Study



Cloakroom



Dining Area

Upon entering the property, it's immediately apparent what this home has to offer. The spacious entrance hall features stairs leading to the first floor. From here, you can access the living room, study, cloakroom, utility room, and the family dining kitchen.

The living room benefits from a pleasant outlook to the front aspect, while the office, which also enjoys the same view, provides a dedicated space for work or hobbies. The cloakroom is spacious, complete with a wash hand basin and WC. The utility room offers ample storage space and includes plumbing for a washing machine, with a door leading into the garage.

The heart of the home is the fully integrated family dining kitchen having Amtico flooring, fitted and equipped to a high standard. A range of soft-close wall, base, and drawer units with complementary work surfaces and an inset stainless steel sink are included. Kitchen appliances include an induction hob with a concealed cooker hood and extractor, double oven/microwave, dishwasher, integrated fridge/freezer. The kitchen also features a lovely dining area, perfect for family meals, with bi-folding patio doors leading to the rear garden, creating a seamless indoor-outdoor flow.

Heading upstairs, the light and airy landing provides access to the loft space.

Bedroom one is a spacious double room with a rear aspect and benefits from a walk-in dressing room. The en suite shower room comprises a three-piece suite including; a shower cubicle, vanity unit with wash hand basin and WC. Finished with part-tiled walls, tiled floors, a heated towel rail and a window.

Bedroom two is a well-proportioned double room with a front-facing aspect, offering plenty of natural light. Bedroom Three is also a good-sized double room, overlooking the rear garden. Bedroom Four is another spacious room with a front-facing view, perfect for use as a guest room.

The house bathroom comprises a three-piece suite, including a panel bath with a shower over, WC, and vanity unit with a wash basin. It's finished with part-tiled walls, a tiled floor, and a heated towel rail.

To complete this beautiful property, the outside space. The front exterior of the property features a driveway with space for two cars, leading up to the garage. The lawn area is bordered by trees, adding to the property's curb appeal.

At the rear, you'll find a charming garden with a patio area, ideal for outdoor dining and relaxation. There is also a decorative stone section and a well-maintained lawn with a flower border, providing a lovely outdoor retreat.

Don't miss the opportunity to make this exceptional home yours. Call now to arrange a viewing!

Accommodation with approximate dimensions:



Living Room



Kitchen



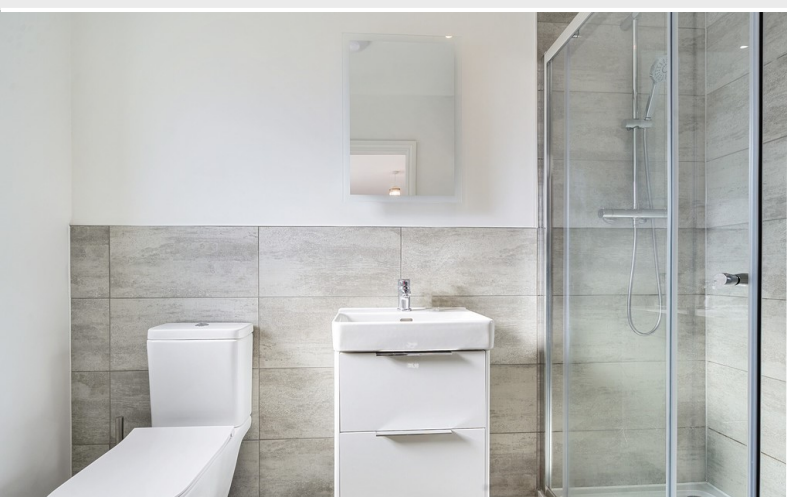
Bedroom Two



Bedroom Three



Bedroom Four



Ensuite Shower Room

Ground Floor

Entrance Hall

Living Room

16' 7" x 11' 1" (5.07m x 3.39m)

Office

9' 6" x 5' 9" (2.91m x 1.77m)

Cloakroom

Utility Room

6' 2" x 5' 7" (1.88m x 1.72m)

Family Dining Kitchen

28' 1" x 9' 1" (8.56m x 2.79m)

First Floor

Bedroom One

12' 4" x 10' 6" (3.76m x 3.21m)

Landing

Ensuite Shower Room

Bedroom Two

10' 4" x 10' 0" (3.17m x 3.06m)

Bedroom Three

11' 2" x 10' 2" (3.42m x 3.12m)

Bedroom Four

11' 0" x 7' 4" (3.37m x 2.26m)

Bathroom

Parking:

Off road parking

Integral Garage

19' 9" x 14' 5" (6.03m x 4.41m) with up and over door and door leading to the rear garden, power and light. Wall mounted gas boiler.

Tenure:

Freehold. There is a service charge which is currently £325.50 per annum to include open space, play area, and the attenuation pond.

Council Tax:

Westmorland and Furness Council Tax - Band F

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.

What3Words & Directions:

///good.snows.shave



Bedroom One



Bathroom



Vendors Own Photo



Rear Garden



Garden

From Highgate head to the traffic lights in the centre of town at the Town Hall and take a left turn into Allhallows Lane. Proceed up the hill into Beast Banks and beyond to Greenside. Follow the road up the hill and enter the development and take the first left and number 38 can be found a short way down the cul de sac on the right hand side.

Viewings:

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

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Viewings available 7 days a week
including evenings with our
dedicated viewing team
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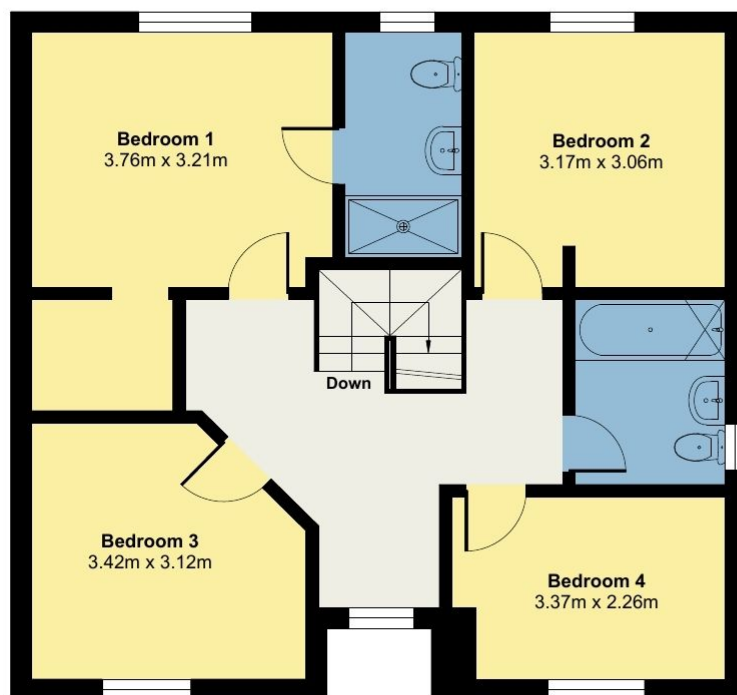
Limestone Road, Kendal, LA9

Approximate Area = 1435 sq ft / 133.3 sq m

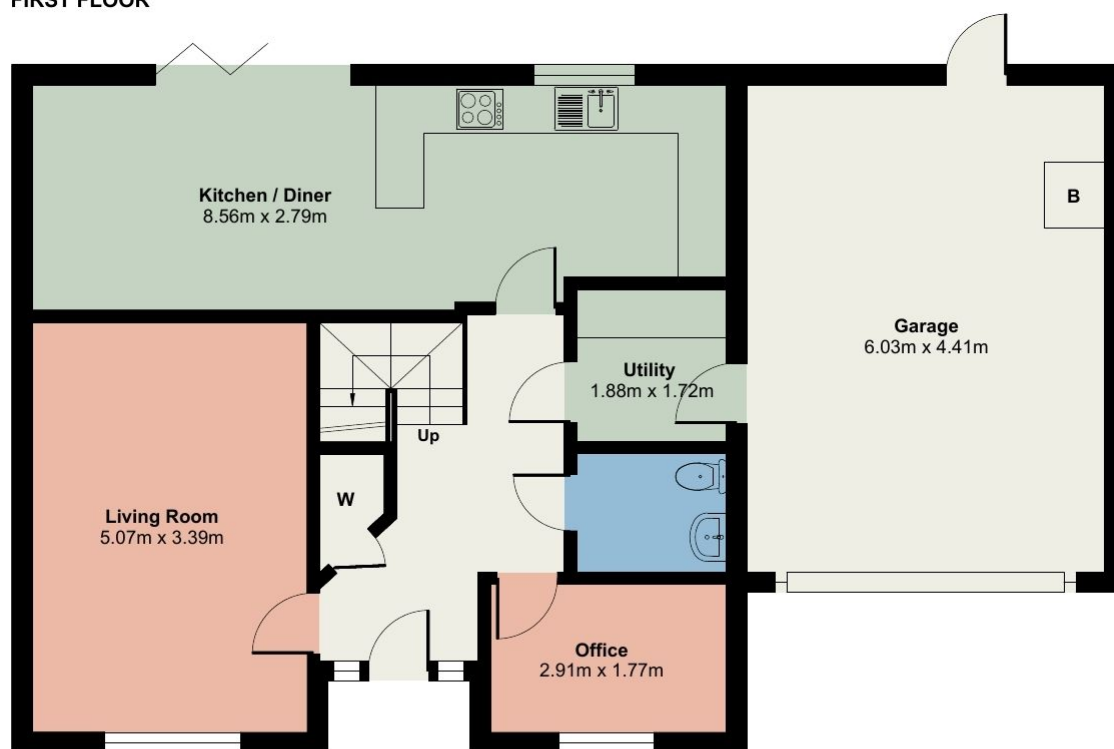
Garage = 286 sq ft / 26.5 sq m

Total = 1721 sq ft / 159.8 sq m

For identification only - Not to scale



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: 1258679

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Request a Viewing Online or Call 01539 729711