



Kendal

£350,000

5 Dalton Road, Kendal, LA9 6AG

Nestled in a sought after area of Kendal town, this delightful 3 bedroom semi-detached home perfectly blends convenience, comfort and charm offering great prospects for a family home. Ideally situated just a stones throw away from Kendal town centre, with easy access to local amenities such as schools, super markets and train stations.

As you step inside this charming home, you're immediately welcomed by an abundance of natural light that floods the spacious area, creating a bright and inviting atmosphere. The well-designed hallway is practical, featuring an under-stair W/C and wash hand basin, alongside a separate storage cupboard. This clever use of space ensures seamless storage and convenient facilities, enhancing the home's functionality.

Quick Overview

- Semi-Detached Property
- No Onward Chain
- Two Reception rooms
- Fitted Kitchen and Seperate Utility
- 3 Bedrooms
- Deatched Garage & Off Road Parking
- Front and rear gardens
- Close To Local Amenities
- Early Viewing Recommended!
- Ultrafast Broadband Available



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Ultrafast
Broadband



On & Off Road
Parking

Property Reference: K7076



Ground Floor Hallway



Living Room



Dining Kitchen



Bedroom One

To the right, the living room beckons with its perfect blend of brightness and comfort. Bathed in natural light from the expansive bay window, the room feels open and airy, while offering picturesque views of the surrounding greenery. Boasting comforting features that add to its inviting charm such as a log burner, which serves as a cosy focal point, promising warmth and ambience during cooler months. Surrounding the fireplace are built-in shelves, offering aesthetic storage options.

At the rear of the property lies the heart of the home – the kitchen diner. This area is both spacious and thoughtfully designed, featuring a fitted kitchen on the left, equipped with a Bosch 4-ring gas hob, Hotpoint oven, extractor fan, stainless steel sink and drainer, along with space and plumbing for a dishwasher and under-counter fridge/freezer. To the right, the dining area showcases built-in shelving in the alcoves and patio doors that open out to the rear garden, making this an impressive and versatile space to cook and dine in. Additionally, there is a separate utility room connected to the kitchen, complete with wall and base units that offer space and plumbing for a washing machine and dryer. This adds practicality, making laundry tasks more manageable. An external door from the utility room provides direct access to the shared driveway, leading to the detached garage, as well as to the flagged and lawned rear garden.

Heading upstairs, the property features three bedrooms, two of which are doubles. The main bedroom, located at the front, benefits from a bay window that creates a spacious and airy ambience, along with built-in wardrobes for ample storage. The second bedroom offers generous space and a view of the greenery at the rear, along with far-reaching views of the fells. The third bedroom is compact yet versatile, equipped with built-in storage to optimise the available space.

The house bathroom is both spacious and well-appointed, featuring a built-in storage cupboard that houses the boiler. It includes a panelled bath with an overhead shower, a w/c, and a vanity wash hand basin, all complemented by wood-effect flooring and part-tiled walls, resulting in a sleek and clean appearance.

Don't miss the chance to make this fantastic property your family home!

Accommodation with approximate dimensions:

Ground Floor

Hallway

Living Room 15' 8" x 12' 0" (4.78m x 3.67m)

Dining Kitchen 18' 8" x 12' 11" (5.71m x 3.95m)

Utility Room 8' 3" x 6' 10" (2.53m x 2.09m)

First Floor Landing

Bedroom One 14' 0" x 11' 5" (4.28m x 3.48m)

Bedroom Two 11' 11" x 10' 10" (3.64m x 3.31m)

Bedroom Three 8' 11" x 7' 1" (2.72m x 2.16m)

Bathroom

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Bedroom Two



Bedroom Three



House Bathroom



House Bathroom



Rear Garden



Rear External

Parking On and Off street parking available.

Property Information

Tenure Freehold

Council Tax Westmorland and Furness Council - Band C

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

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

Directions and What3words ///dragon.fears.rocky

Situated in a popular residential area the property can be found from Kendal Town Centre by proceeding along (A685 to Sedbergh) Castle Street passing under the railway bridge and continuing onto Sedbergh Road. Pass the entrance on the left to Sandylands and take the next left into Dalton Road adjacent to the allotments. No 5 is to be found towards the end of the road.

Viewing Strictly by appointment with Hackney & Leigh.

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Kitchen



Rear Garden



Utility Room



Dining Kitchen

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Meet the Team

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5 Dalton Road, Kendal, LA9

Approximate Area = 1080 sq ft / 100.3 sq m

Garage = 142 sq ft / 13.2 sq m

Total = 1222 sq ft / 113.5 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: 1278895

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