



Kendal

£275,000

29 Peat Lane, Kendal, Cumbria , LA9 6LA

Welcome to 29 Peat Lane, a delightful well maintained three-bedroom semi-detached family property that perfectly balances comfort and functionality. Offering convenient access to local shops, schools and public transport, with a bus stop located nearby.

As you step inside, the entrance hall greets you with a cupboard ideal for coats and boots, as well as under-stairs storage to keep your home tidy and organised.

Quick Overview

- Semi-detached property
- Modern fitted kitchen
- Three bedrooms
- Three piece bathroom
- Additional home office/Annexe
- No upward chain
- Patio and lawned rear garden
- Close to local amenities
- Driveway parking for two vehicles
- Ultrafast Broadband*



3



1



1



C



Ultrafast
Broadband



Driveway Parking
For Two Vehicles

Property Reference: K7098



Living/Dining Room



Living/Dining Room



Kitchen



Annexe/Home Office

Continue into the inviting living room, where an exposed stone faced fireplace with a wood-burning stove serves as the focal point. This dual-aspect room flows seamlessly into the dining area, having access to the garden, creating a warm and social space for family gatherings and entertaining.

The modern fitted kitchen over looking the rear garden, equipped with wall and base units, offers space for a washer/dryer and fridge freezer. It features a Lamona four-ring gas hob and oven with an extractor fan, ensuring a functional cooking environment. The kitchen also houses the boiler. Having access to the garden.

Upstairs, the spacious double bedroom one boasts built-in mirrored wardrobes and shelves, providing ample storage. Bedroom two also features a built-in mirrored wardrobe and offers stunning far reaching fell views, while bedroom three is equipped with built-in shelving, making it an ideal single bedroom or study. The house bathroom is well-appointed with a WC, washbasin, panelled bath with shower over and a heated towel rail. There is a part boarded loft with a pull down ladder and light perfect for additional storage.

Outside, the property offers driveway parking for two vehicles. The rear patio is perfect for al fresco dining and relaxation and the lawned area perfect for summer evenings. Steps lead down to the useful annexe/home office, a versatile space with room for a freezer and a cloakroom featuring a WC and sink unit. The space has French doors opening to the rear gardens and provides a serene setting for work or creative pursuits.

29 Peat Lane is a functional home that offers both practicality and style, ready to welcome its new owners. Don't miss out on this property!

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Storage Cupboard

Living/Dining Room 21' 7" x 12' 7" (6.59m x 3.84m)

Kitchen 9' 0" x 8' 9" (2.75m x 2.68m)

Home office/Annex 21' 10" x 7' 8" (6.67m x 2.35m)

Utility 9' 1" x 7' 8" (2.77m x 2.35m)

First Floor:

Bedroom One 10' 2" x 9' 1" (3.10m x 2.77m)

Bedroom Two 11' 1" x 9' 3" (3.40m x 2.82m)

Bedroom Three 8' 5" x 7' 11" (2.58m x 2.42m)

House Bathroom

Property information:

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band B.

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: ///risk.extra.trains

Situated on the popular residential estate of Sandylands. The property can be found by turning onto Sandylands from the Sedbergh Road. Take the second turning right onto Peat Lane and follow the road up the hill with the property being on your left hand side.

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).



Bedroom One



Bedroom Two



Bedroom Three



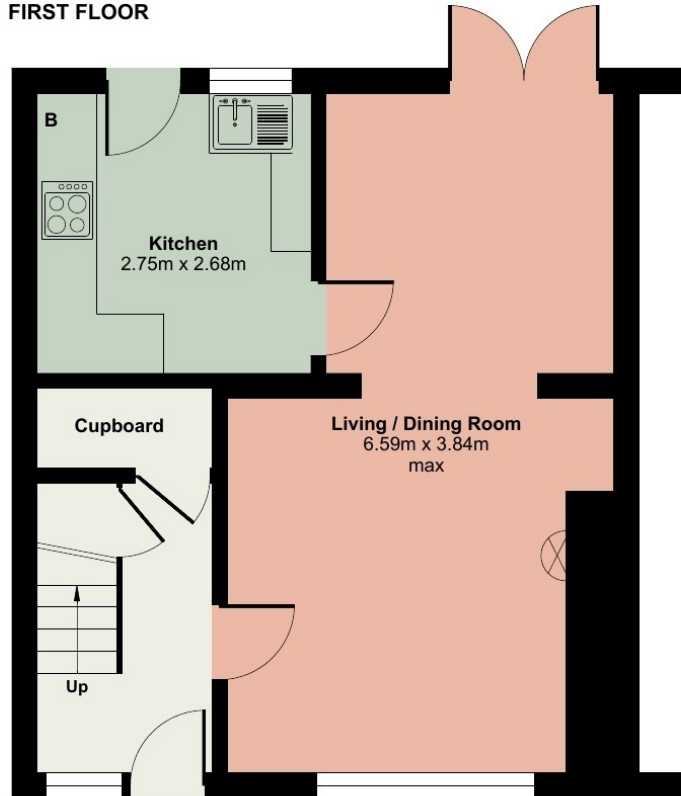
Garden

Peat Lane, Kendal, LA9

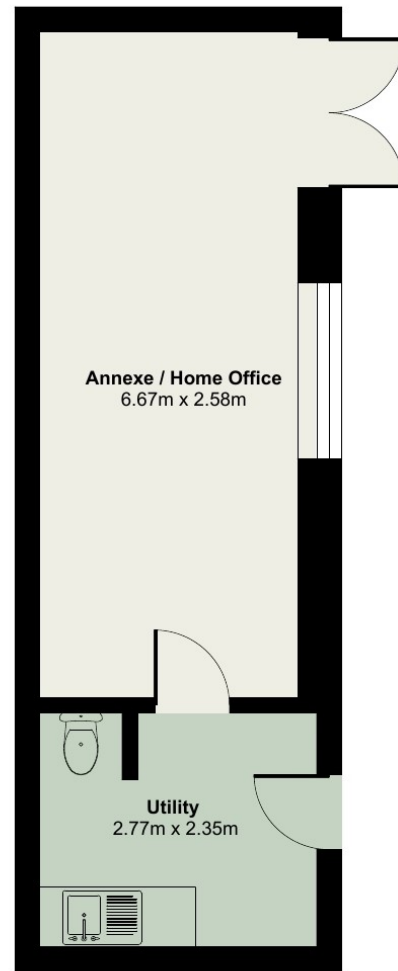
Approximate Area = 831 sq ft / 77.2 sq m
 Annexe / Home Office = 259 sq ft / 24 sq m
 Total = 1090 sq ft / 101.2 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



ANNEXE / HOME OFFICE



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: 1289329

A thought from the owners... "The Annex is built to a high standard of insulation and services"

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 29/05/2025.

Request a Viewing Online or Call 01539 729711