

Kendal

92 Sandylands Road, Kendal, Cumbria, LA9 6JH

Welcome to this substantial family home, ideally situated within close proximity to a range of local amenities including well-regarded primary and secondary schools, supermarkets, recreational grounds, and mainline travel routes. Occupying a generous corner plot, the property benefits from a wrap around garden with mature hedging that provides a sense of privacy, despite its roadside position.

Thoughtfully extended to maximise space, the home now offers a second spacious reception room on the ground floor and enhanced bedroom space on the first floor-making it perfectly suited for modern family living.

£260,000

### **Quick Overview**

Substantial end terrace family home

3 Spacious double bedrooms

2 Receptions rooms

Fitted kitchen and seperate utility

Walking distance into the town centre

Recently renovated

Close to local amenities

Detached garage & off road parking

Early viewing recommended!

3













Property Reference: K7105



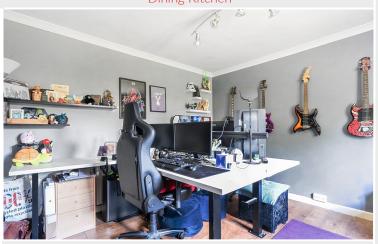
Living Room



Dining Kitchen



Dining Kitchen



Secondary Reception Room

Upon entering, you're greeted by a compact hallway with a convenient built-in storage cupboard. To the left lies the bright and inviting main living room, featuring a large front-aspect window that floods the space with natural light. To the rear, the heart of the home awaits: a spacious dining kitchen equipped with ample wall and base units, a four-ring electric hob, integrated cooker and dishwasher, concealed extractor, space for a fridge freezer, and plumbing/space for both a washing machine and dryer. A handy under-stairs alcove currently serves as a dry pantry.

Recently refurbished, the utility room extends from the kitchen and offers a bright, versatile space with direct access to the rear yard and detached garage-creating a seamless link between indoor and outdoor living.

The extended ground floor also features a second reception room, currently utilised as a dual home office, offering flexibility for use as a playroom, snug, or additional lounge.

Upstairs, the family bathroom includes a bath with overhead shower, W/C, and pedestal wash basin. All three bedrooms are generously proportioned doubles. The main bedroom boasts built-in overhead wardrobes, matching bedside tables, and a vanity desk with fixed mirror boasting rear-facing views towards far reaching Lakeland fells.

Bedroom Two is another generously sized double room, featuring a bright front aspect window that allows natural light to pour in, creating a warm and inviting atmosphere. The room offers ample space for a full range of bedroom furniture, making it an ideal retreat for family members or guests.

Bedroom Three is a spacious and flexible double room, designed with comfort and practicality in mind. The sleeping area is partially separated, offering added privacy and a cosy feel. It adjoins a dedicated dressing room ideal for wardrobes, a vanity setup, or additional storage. Large windows fill both areas with natural light, creating a bright and welcoming environment that can easily be adapted to suit a range of needs.

Externally, the detached garage and rear yard offer additional practicality and potential for outdoor enjoyment.

This thoughtfully extended property blends space, light, and functionality, making it an ideal forever home for growing families.

Accommodation with approximate dimensions:

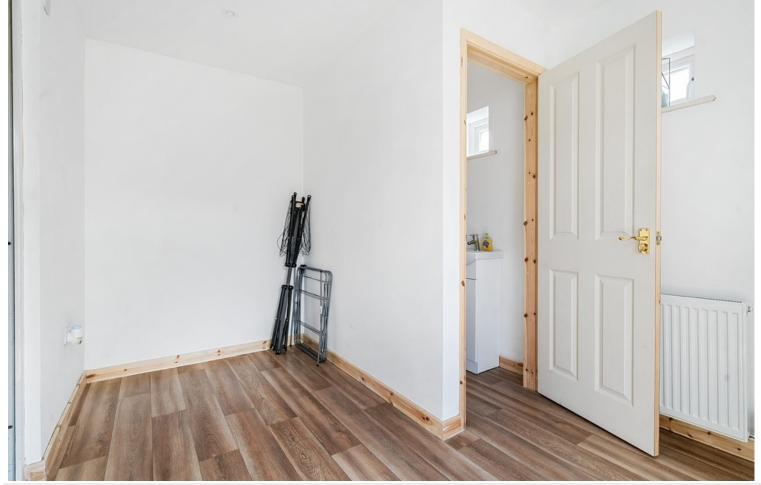
Entrance Hall

Living Room 15' 10" x 12' 5" (4.85m x 3.81m)

Kitchin Diner 15' 9" x 10' 2" (4.81m x 3.12m)

Utility 12' 0" x 8' 4" (3.67m x 2.56m)

Secondary Reception Room 12' 0" x 12' 0" (3.68m x 3.66m)



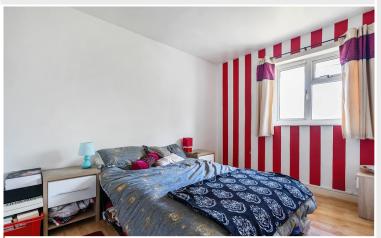
Utility Room



House Bathroom



Bedroom One



Bedroom Three



Bedroom Three



Bedroom Two

#### Bathroom

Bedroom One 12' 7" x 9' 4" (3.85m x 2.85m)

Bedroom Two 13' 6" x 9' 4" (4.14m x 2.85m)

Bedroom Three 11' 11" x 11' 10" (3.65m x 3.62 m)

Detached Garage

Property Information:

Parking: Off Road Parking and Detached Garage

Tenure: Freehold

Council Tax: Westmorland and Furness Council Tax

Band:

Services: Mains Electricity, Mains Gas, Mains Water

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: ///tell.banks.glitz

To reach the property, travel from Kendal town centre along Castle Street (A685 towards Sedbergh), pass under the railway bridge, and continue straight onto Sedbergh Road. Take the left turn onto Sandylands, and after passing over the speed bumps, you'll find 92 Sandylands Road as the first property on the right-hand side, prominently located at the end of the terrace on the corner plot, just before the turning into Calder Drive.

The home is easily recognisable thanks to its surrounding mature hedging.

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.



Front Garden



Rear Yard



Front External



Wrap Around Garden



Off Road Parking and Garage

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

**Keira Evans** 

Branch Manager & Valuer Tel: 01539 729711 Mobile: 07469 857687 keiraevans@hackney-leigh.co.uk



**Hayley Wilson** 

Assistant Manager & Property Valuer Tel: 01539 729711 kendalsales@hackney-leigh.co.uk



**Shannon Hipwell-Dixon** 

Sales Team Tel: 01539 729711 kendalsales@hackney-leigh.co.uk



Claudia Cutolo

Sales Team Tel: 01539 729711 kendalsales@hackney-leigh.co.uk



**Holly Strickland** 

Sales Team Tel: 01539 729711 kendalsales@hackney-leigh.co.uk



**Maurice Williams** 

Viewing Team Tel: 01539 729711 kendalsales@hackney-leigh.co.uk



**Gail Reaney** 

Viewing Team Tel: 01539 729711 kendalsales@hackney-leigh.co.uk



Jo Thompson

Letting Manager Tel: 01539 792035 jothompson@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team Call **01539 729711** or request





Need help with conveyancing? Call us on: 01539 792032



Can we save you money on your mortgage? Call us on: 01539 792033

Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

online.

# Sandylands Road, Kendal, LA9 Approximate Area = 1239 sq ft / 115.1 sq m Garage = 166 sq ft / 15.4 sq m Total = 1405 sq ft / 130.5 sq m For identification only - Not to scale **Bedroom 1** 3.85m x 2.85m Down Bedroom 2 В 4.14m x 2.85m Bedroom 3 3.65m x 3.62m **Dressing Room** (max) 3.44m x 2.31m **FIRST FLOOR Utility** 3.67m x 2.56m Garage 5.26m x 2.93m Kitchen / **Dining Room** 4.81m x 3.12m **Living Room** 4.85m x 3.81m Office 3.68m x 3.66m

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.

**GROUND FLOOR** 

# A thought from the owners...

'You'll be surprised how much space you will find inside, it's been a perfect home for us for over 8+ years.'

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 <a href="https://checker.ofcom.org.uk/en-gb/broadband-coverage">https://checker.ofcom.org.uk/en-gb/broadband-coverage</a> on 10/06/2025.



Kendal

92 Sandylands Road, Kendal, Cumbria, LA9 6JH

Welcome to this substantial family home, ideally situated within close proximity to a range of local amenities including well-regarded primary and secondary schools, supermarkets, recreational grounds, and mainline travel routes. Occupying a generous corner plot, the property benefits from a wrap around garden with mature hedging that provides a sense of privacy, despite its roadside position.

Thoughtfully extended to maximise space, the home now offers a second spacious reception room on the ground floor and enhanced bedroom space on the first floor-making it perfectly suited for modern family living.

£260,000

### **Quick Overview**

Substantial end terrace family home

3 Spacious double bedrooms

2 Receptions rooms

Fitted kitchen and seperate utility

Walking distance into the town centre

Recently renovated

Close to local amenities

Detached garage & off road parking

Early viewing recommended!

Ultrafast broadband available

3











Property Reference: K7105



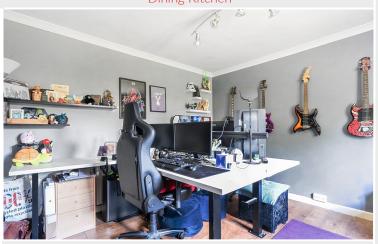
Living Room



Dining Kitchen



Dining Kitchen



Secondary Reception Room

Upon entering, you're greeted by a compact hallway with a convenient built-in storage cupboard. To the left lies the bright and inviting main living room, featuring a large front-aspect window that floods the space with natural light. To the rear, the heart of the home awaits: a spacious dining kitchen equipped with ample wall and base units, a four-ring electric hob, integrated cooker and dishwasher, concealed extractor, space for a fridge freezer, and plumbing/space for both a washing machine and dryer. A handy under-stairs alcove currently serves as a dry pantry.

Recently refurbished, the utility room extends from the kitchen and offers a bright, versatile space with direct access to the rear yard and detached garage-creating a seamless link between indoor and outdoor living.

The extended ground floor also features a second reception room, currently utilised as a dual home office, offering flexibility for use as a playroom, snug, or additional lounge.

Upstairs, the family bathroom includes a bath with overhead shower, W/C, and pedestal wash basin. All three bedrooms are generously proportioned doubles. The main bedroom boasts built-in overhead wardrobes, matching bedside tables, and a vanity desk with fixed mirror boasting rear-facing views towards far reaching Lakeland fells.

Bedroom Two is another generously sized double room, featuring a bright front aspect window that allows natural light to pour in, creating a warm and inviting atmosphere. The room offers ample space for a full range of bedroom furniture, making it an ideal retreat for family members or guests.

Bedroom Three is a spacious and flexible double room, designed with comfort and practicality in mind. The sleeping area is partially separated, offering added privacy and a cosy feel. It adjoins a dedicated dressing room ideal for wardrobes, a vanity setup, or additional storage. Large windows fill both areas with natural light, creating a bright and welcoming environment that can easily be adapted to suit a range of needs.

Externally, the detached garage and rear yard offer additional practicality and potential for outdoor enjoyment.

This thoughtfully extended property blends space, light, and functionality, making it an ideal forever home for growing families.

Accommodation with approximate dimensions:

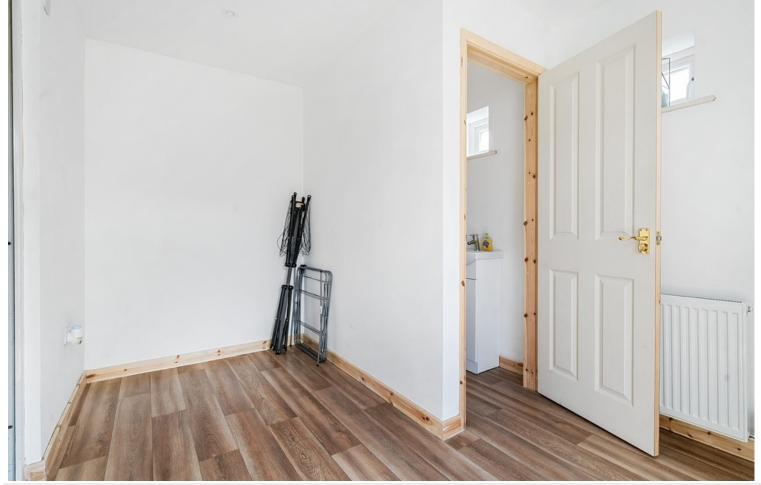
Entrance Hall

Living Room 15' 10" x 12' 5" (4.85m x 3.81m)

Kitchin Diner 15' 9" x 10' 2" (4.81m x 3.12m)

Utility 12' 0" x 8' 4" (3.67m x 2.56m)

Secondary Reception Room 12' 0" x 12' 0" (3.68m x 3.66m)



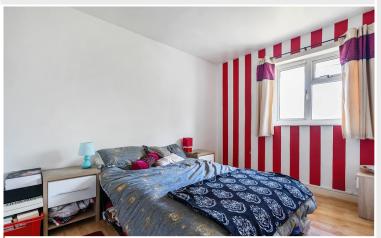
Utility Room



House Bathroom



Bedroom One



Bedroom Three



Bedroom Three



Bedroom Two

#### Bathroom

Bedroom One 12' 7" x 9' 4" (3.85m x 2.85m)

Bedroom Two 13' 6" x 9' 4" (4.14m x 2.85m)

Bedroom Three 11' 11" x 11' 10" (3.65m x 3.62 m)

Detached Garage

Property Information:

Parking: Off Road Parking and Detached Garage

Tenure: Freehold

Council Tax: Westmorland and Furness Council Tax

Band:

Services: Mains Electricity, Mains Gas, Mains Water

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: ///tell.banks.glitz

To reach the property, travel from Kendal town centre along Castle Street (A685 towards Sedbergh), pass under the railway bridge, and continue straight onto Sedbergh Road. Take the left turn onto Sandylands, and after passing over the speed bumps, you'll find 92 Sandylands Road as the first property on the right-hand side, prominently located at the end of the terrace on the corner plot, just before the turning into Calder Drive.

The home is easily recognisable thanks to its surrounding mature hedging.

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.



Front Garden



Rear Yard



Front External



Wrap Around Garden



Off Road Parking and Garage

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

**Keira Evans** 

Branch Manager & Valuer Tel: 01539 729711 Mobile: 07469 857687 keiraevans@hackney-leigh.co.uk



**Hayley Wilson** 

Assistant Manager & Property Valuer Tel: 01539 729711 kendalsales@hackney-leigh.co.uk



**Shannon Hipwell-Dixon** 

Sales Team Tel: 01539 729711 kendalsales@hackney-leigh.co.uk



Claudia Cutolo

Sales Team Tel: 01539 729711 kendalsales@hackney-leigh.co.uk



**Holly Strickland** 

Sales Team Tel: 01539 729711 kendalsales@hackney-leigh.co.uk



**Maurice Williams** 

Viewing Team Tel: 01539 729711 kendalsales@hackney-leigh.co.uk



**Gail Reaney** 

Viewing Team Tel: 01539 729711 kendalsales@hackney-leigh.co.uk



Jo Thompson

Letting Manager Tel: 01539 792035 jothompson@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team Call **01539 729711** or request





Need help with conveyancing? Call us on: 01539 792032



Can we save you money on your mortgage? Call us on: 01539 792033

Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

online.

# Sandylands Road, Kendal, LA9 Approximate Area = 1239 sq ft / 115.1 sq m Garage = 166 sq ft / 15.4 sq m Total = 1405 sq ft / 130.5 sq m For identification only - Not to scale **Bedroom 1** 3.85m x 2.85m Down Bedroom 2 В 4.14m x 2.85m Bedroom 3 3.65m x 3.62m **Dressing Room** (max) 3.44m x 2.31m **FIRST FLOOR Utility** 3.67m x 2.56m Garage 5.26m x 2.93m Kitchen / **Dining Room** 4.81m x 3.12m **Living Room** 4.85m x 3.81m Office 3.68m x 3.66m

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.

**GROUND FLOOR** 

# A thought from the owners...

'You'll be surprised how much space you will find inside, it's been a perfect home for us for over 8+ years.'

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 <a href="https://checker.ofcom.org.uk/en-gb/broadband-coverage">https://checker.ofcom.org.uk/en-gb/broadband-coverage</a> on 10/06/2025.



Kendal

92 Sandylands Road, Kendal, Cumbria, LA9 6JH

Welcome to this substantial family home, ideally situated within close proximity to a range of local amenities including well-regarded primary and secondary schools, supermarkets, recreational grounds, and mainline travel routes. Occupying a generous corner plot, the property benefits from a wrap around garden with mature hedging that provides a sense of privacy, despite its roadside position.

Thoughtfully extended to maximise space, the home now offers a second spacious reception room on the ground floor and enhanced bedroom space on the first floor-making it perfectly suited for modern family living.

£260,000

### **Quick Overview**

Substantial end terrace family home

3 Spacious double bedrooms

2 Receptions rooms

Fitted kitchen and seperate utility

Walking distance into the town centre

Recently renovated

Close to local amenities

Detached garage & off road parking

Early viewing recommended!

3













Property Reference: K7105



Living Room



Dining Kitchen



Dining Kitchen



Secondary Reception Room

Upon entering, you're greeted by a compact hallway with a convenient built-in storage cupboard. To the left lies the bright and inviting main living room, featuring a large front-aspect window that floods the space with natural light. To the rear, the heart of the home awaits: a spacious dining kitchen equipped with ample wall and base units, a four-ring electric hob, integrated cooker and dishwasher, concealed extractor, space for a fridge freezer, and plumbing/space for both a washing machine and dryer. A handy under-stairs alcove currently serves as a dry pantry.

Recently refurbished, the utility room extends from the kitchen and offers a bright, versatile space with direct access to the rear yard and detached garage-creating a seamless link between indoor and outdoor living.

The extended ground floor also features a second reception room, currently utilised as a dual home office, offering flexibility for use as a playroom, snug, or additional lounge.

Upstairs, the family bathroom includes a bath with overhead shower, W/C, and pedestal wash basin. All three bedrooms are generously proportioned doubles. The main bedroom boasts built-in overhead wardrobes, matching bedside tables, and a vanity desk with fixed mirror boasting rear-facing views towards far reaching Lakeland fells.

Bedroom Two is another generously sized double room, featuring a bright front aspect window that allows natural light to pour in, creating a warm and inviting atmosphere. The room offers ample space for a full range of bedroom furniture, making it an ideal retreat for family members or guests.

Bedroom Three is a spacious and flexible double room, designed with comfort and practicality in mind. The sleeping area is partially separated, offering added privacy and a cosy feel. It adjoins a dedicated dressing room ideal for wardrobes, a vanity setup, or additional storage. Large windows fill both areas with natural light, creating a bright and welcoming environment that can easily be adapted to suit a range of needs.

Externally, the detached garage and rear yard offer additional practicality and potential for outdoor enjoyment.

This thoughtfully extended property blends space, light, and functionality, making it an ideal forever home for growing families.

Accommodation with approximate dimensions:

Entrance Hall

Living Room 15' 10" x 12' 5" (4.85m x 3.81m)

Kitchin Diner 15' 9" x 10' 2" (4.81m x 3.12m)

Utility 12' 0" x 8' 4" (3.67m x 2.56m)

Secondary Reception Room 12' 0" x 12' 0" (3.68m x 3.66m)



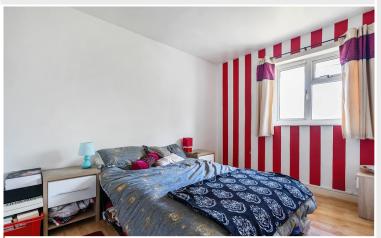
Utility Room



House Bathroom



Bedroom One



Bedroom Three



Bedroom Three



Bedroom Two

#### Bathroom

Bedroom One 12' 7" x 9' 4" (3.85m x 2.85m)

Bedroom Two 13' 6" x 9' 4" (4.14m x 2.85m)

Bedroom Three 11' 11" x 11' 10" (3.65m x 3.62 m)

Detached Garage

Property Information:

Parking: Off Road Parking and Detached Garage

Tenure: Freehold

Council Tax: Westmorland and Furness Council Tax

Band:

Services: Mains Electricity, Mains Gas, Mains Water

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: ///tell.banks.glitz

To reach the property, travel from Kendal town centre along Castle Street (A685 towards Sedbergh), pass under the railway bridge, and continue straight onto Sedbergh Road. Take the left turn onto Sandylands, and after passing over the speed bumps, you'll find 92 Sandylands Road as the first property on the right-hand side, prominently located at the end of the terrace on the corner plot, just before the turning into Calder Drive.

The home is easily recognisable thanks to its surrounding mature hedging.

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.



Front Garden



Rear Yard



Front External



Wrap Around Garden



Off Road Parking and Garage

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

**Keira Evans** 

Branch Manager & Valuer Tel: 01539 729711 Mobile: 07469 857687 keiraevans@hackney-leigh.co.uk



**Hayley Wilson** 

Assistant Manager & Property Valuer Tel: 01539 729711 kendalsales@hackney-leigh.co.uk



**Shannon Hipwell-Dixon** 

Sales Team Tel: 01539 729711 kendalsales@hackney-leigh.co.uk



Claudia Cutolo

Sales Team Tel: 01539 729711 kendalsales@hackney-leigh.co.uk



**Holly Strickland** 

Sales Team Tel: 01539 729711 kendalsales@hackney-leigh.co.uk



**Maurice Williams** 

Viewing Team Tel: 01539 729711 kendalsales@hackney-leigh.co.uk



**Gail Reaney** 

Viewing Team Tel: 01539 729711 kendalsales@hackney-leigh.co.uk



Jo Thompson

Letting Manager Tel: 01539 792035 jothompson@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team Call **01539 729711** or request





Need help with conveyancing? Call us on: 01539 792032



Can we save you money on your mortgage? Call us on: 01539 792033

Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

online.

# Sandylands Road, Kendal, LA9 Approximate Area = 1239 sq ft / 115.1 sq m Garage = 166 sq ft / 15.4 sq m Total = 1405 sq ft / 130.5 sq m For identification only - Not to scale **Bedroom 1** 3.85m x 2.85m Down Bedroom 2 В 4.14m x 2.85m Bedroom 3 3.65m x 3.62m **Dressing Room** (max) 3.44m x 2.31m **FIRST FLOOR Utility** 3.67m x 2.56m Garage 5.26m x 2.93m Kitchen / **Dining Room** 4.81m x 3.12m **Living Room** 4.85m x 3.81m Office 3.68m x 3.66m **GROUND FLOOR**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025.

## A thought from the owners...

'You'll be surprised how much space you will find inside, it's been a perfect home for us for over 8+ years.'

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 <a href="https://checker.ofcom.org.uk/en-gb/broadband-coverage">https://checker.ofcom.org.uk/en-gb/broadband-coverage</a> on 10/06/2025.