



**HACKNEY
& LEIGH**

Kendal

£225,000

5 Well Ings, Kendal, Cumbria, LA9 5LN

Occupying a generous plot on the south side of Kendal, 5 Well Ings is a traditional three-bedroom semi-detached home with a practical layout and plenty of potential. Ideally suited to first-time buyers, families or investors, the property is ready to be updated and styled to suit the needs and tastes of its next owner. The location is highly sought-after, with the Brewery Arts Centre and cinema, a wide variety of restaurants and the town centre itself all within easy walking distance.

On entering through the front door, you are welcomed into the entrance hall with stairs leading to the first floor and a door opening into the living room. The living room is a bright and inviting space with a front aspect, a feature fireplace with a coal-effect gas fire and a useful built-in storage cupboard.



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Ultrafast
Broadband



Driveway
Parking

Quick Overview

Traditional semi detached property.

Large rear garden

Living room & fitted kitchen

Three bedrooms

Modern shower room

Close to the town centre

Off road parking

Gas central heating

Early viewing recommended!

Ultrafast broadband speed*

Property Reference: K7162



Entrance Hall



Living Room



Kitchen



Bedroom One

From here, the fitted kitchen offers a range of wall and base units with work surfaces, an inset sink and drainer and co-ordinating part tiled walls. There is space for a cooker, fridge freezer and plumbing for a washing machine, together with a wall-mounted gas boiler. A window to the rear and a door opening into the garden provide a pleasant outlook and easy access to the outdoor space.

To the first floor, the landing leads to three bedrooms and a modern shower room.

The main bedroom is a double with a rear aspect and far-reaching views across open fields. The second bedroom, also a double, enjoys a front aspect, while the third is a single bedroom with views over the fields to the rear. The shower room has been tastefully finished with tiled walls and flooring, a corner shower cubicle, vanity unit with wash hand basin and WC, a heated towel rail and a window.

Externally, the property offers off-road parking for two vehicles to the front. To the rear, the large garden provides excellent outside space, with an elevated patio area leading down to a generous lawn bordered with flowers. The property features a large, fully insulated garden shed that has been professionally converted into a versatile room, currently used as a game room with full electric, offering much more than your typical outdoor storage space.

5 Well Ings is a property full of potential, set within a good-sized plot and enjoying open views, making it an exciting opportunity for its next owner. Early viewing is highly recommended.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room 13' 10" x 13' 0" (4.23m x 3.98m)

Kitchen 16' 4" x 6' 11" (4.99m x 2.13m)

First Floor

Landing

Bedroom One 11' 10" x 8' 11" (3.63m x 2.73m)

Bedroom Two 9' 3" x 9' 8" (2.84m x 2.96m)

Bedroom Three 7' 2" x 8' 8" (2.19m x 2.66m)

Shower Room

Parking: Off road parking for two vehicles.

Request a Viewing Online or Call 01539 729711

Property Information:

Tenure:

Freehold.

Council Tax:

Westmorland and Furness Council - Band B

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.

What3Words & Directions:

///volunteered.wonderfully.festivity

The property can be found by turning off Gillinggate onto Kirkbarrow, at the first mini roundabout take the third turning on your right onto Greengate Lane, follow the road up taking the second left into Well Ings pass the open green and number 5 can then be found on your left towards the end of the street.

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 Two



Bedroom Three



House Shower Room

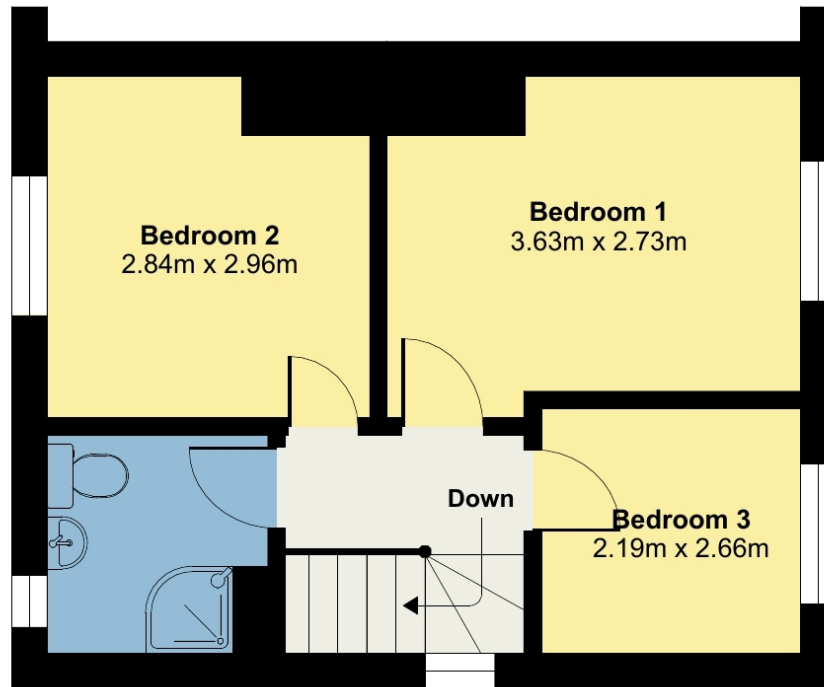


Rear Garden

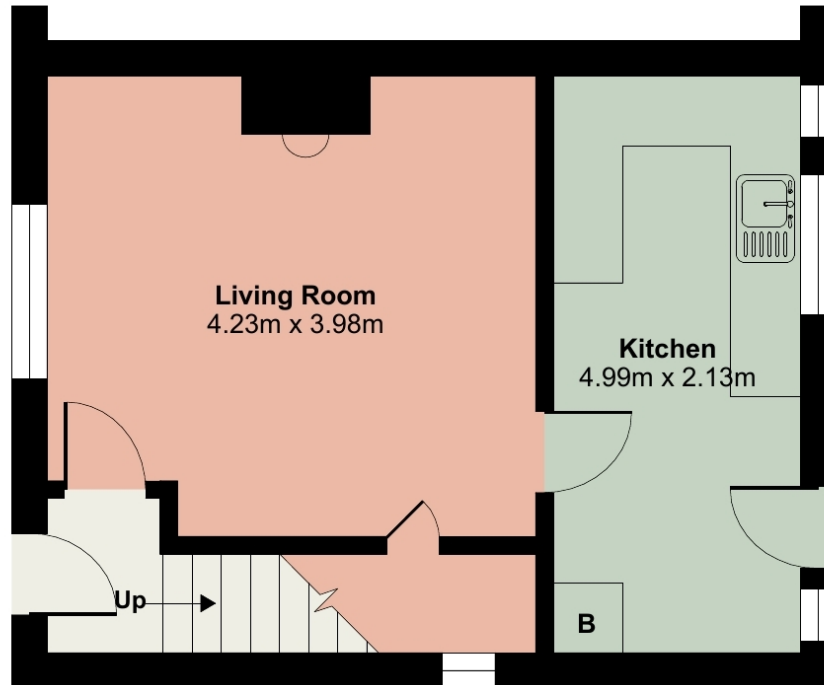
Well Ings, Kendal, LA9

Approximate Area = 712 sq ft / 66.1 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: 1343032

A thought from the owners...

We love the spacious garden, it's perfect for relaxing and especially great for children to run around and play.

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 23/08/2025.

Request a Viewing Online or Call 01539 729711