



Kendal

£485,000

107 Parkside Road, Kendal, Cumbria, LA9 7LG

Occupying a quiet corner plot in a highly sought-after area, 107 Parkside Road is a substantial family home arranged over three floors, offering flexible and versatile living accommodation. The property enjoys generous front and rear gardens, ample off-road parking and a double garage, while benefitting from delightful open outlooks across neighbouring fields.

Perfectly positioned, the property is within easy reach of Kendal's excellent amenities. Residents can enjoy a wide variety of shops, cafés and restaurants, as well as cultural highlights including Kendal Castle, the Kendal Museum, and the Brewery Arts Centre. Well-regarded schools and recreational facilities make this a superb family location. Excellent transport links, including Oxenholme mainline railway station and swift access to the M6 motorway, also ensure this is an ideal base for commuting and exploring the Lake District, Yorkshire Dales and beyond.

Quick Overview

- Substantial family home arranged over three floors
- Generous front and rear gardens
- Double garage and off road parking
- Five bedrooms
- House bathroom and ensuite bathroom
- Living room with balcony
- Convenient location
- Gas central heating
- Early viewing recommended!
- Ultrafast broadband speed*



5



2



2



D



Ultrafast



Off road parking

Property Reference: K7166



Entrance Hall



Cloakroom



Dining Room



View from balcony

The home welcomes you via steps leading to a spacious entrance hall, giving access to the dining room, kitchen, and a cloakroom fitted with WC and wash hand basin.

The kitchen is well-equipped with a range of wall and base units, complementary work surfaces and an inset sink with drainer. There is space for an AGA with extractor over, as well as room for fridge/freezer, dishwasher, washing machine and dryer. A door opens directly to the rear garden and a wall-mounted gas boiler is also housed here.

The dining room enjoys a front aspect and leads through to the first of five bedrooms. This generous double bedroom overlooks the rear garden, features built-in wardrobes and is complemented by a spacious ensuite bathroom fitted with a panel bath with shower over, WC, wash hand basin, heated towel rail and tiled walls.

Ascending the stairs, the first-floor living room is a bright and welcoming space with a full-height window, rear window and patio doors opening to a balcony enjoying views to the front. A wood-burning stove and maple wood flooring create a cosy yet stylish feel, making this an ideal spot for both relaxing and entertaining.

The second floor offers four further bedrooms and a family bathroom.

On the second floor, bedroom two is a double room with a rear aspect and built-in wardrobes, while bedroom three is another comfortable double overlooking the garden. Bedroom four is a good-sized single with a front aspect and bedroom five, currently used as a home office, also enjoys a front outlook.

The house bathroom comprises a three-piece suite including; a panel bath with shower over, WC and wash hand basin, alongside a useful linen cupboard.

Externally, the property sits within a generous corner plot that offers excellent outdoor living space. To the front, a private driveway provides parking for up to four vehicles and leads to a detached double garage with power and lighting, ideal for secure parking, storage or workshop use. The front garden is mainly laid to lawn with established flower borders and mature fruit trees. A pathway to the side offers practical space for bin storage and leads through to the expansive rear garden. This beautifully landscaped area has been thoughtfully designed to provide a variety of spaces to enjoy. There is a lawn which complemented by a patio perfect for entertaining and al fresco dining. A pond and rockery add interest and attract wildlife, while well-stocked beds with shrubs and perennials bring colour throughout the seasons.

For those with green fingers, there is a productive allotment area offering the opportunity to grow vegetables and soft fruits. At the end of the garden, a delightful summer house with power and light provides a versatile retreat - ideal as a hobby room, home office or simply a quiet spot to sit and enjoy the



Kitchen



Living Room



Bedroom Two



Bedroom Three



Bedroom Four



Bedroom Five/Study

surroundings.

The house benefits from solar panels installed on the roof, and a home battery is located in the garage. There is an EV car charger outside the garage, and the solar power is directed to the immersion heater before any surplus is exported to the grid.

This impressive home offers space, versatility and an enviable position close to all that Kendal has to offer. Early viewing is highly recommended – call now to arrange your appointment.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Cloakroom

Kitchen

19' 2" x 8' 2" (5.86m x 2.49m)

Dining Room

15' 0" x 10' 7" (4.58m x 3.24m)

Bedroom One

13' 10" x 10' 8" (4.23m x 3.27m)

Ensuite Bathroom

First Floor

Living Room

17' 7" x 17' 5" (5.37m x 5.31m)

Second Floor

Bedroom Two

13' 10" x 10' 0" (4.22m x 3.05m)

Bedroom Three

10' 3" x 8' 11" (3.13m x 2.73m)

Bedroom Four

8' 5" x 8' 11" (2.57m x 2.74m)

Bedroom Five

9' 11" x 8' 5" (3.03m x 2.57m)

Bathroom

Double Garage

17' 9" x 16' 11" (5.42m x 5.18m) Up and over doors, door leading out to the garden, power and light. Electric car charging point.

Parking: Ample off road parking

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band F

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



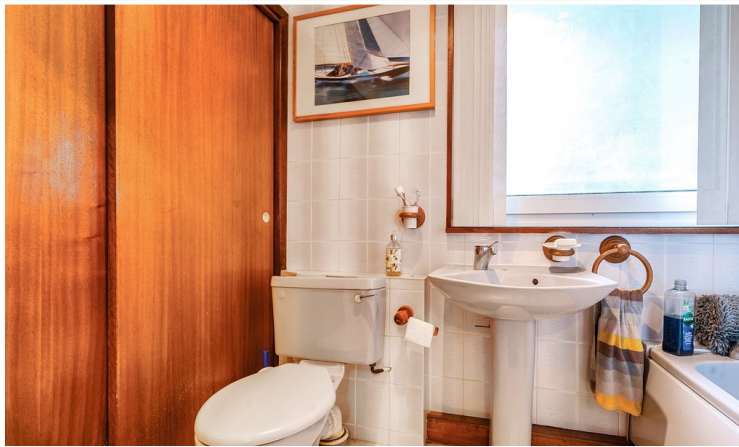
Bedroom One



Ensuite Bathroom



Rear Garden



House Bathroom

What3Words & Directions: [///pays.hope.sentences](https://www.what3words.com/words/3pays/hope/sentences)

To locate the property, proceed along Parkside Road, continuing beneath the railway bridge. Turn left into Larch Grove, then take the first right and 107 is the last property on the left 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).



Rear Garden

Request a Viewing Online or Call 01539 729711

Meet the Team

Keira Evans

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



Shannon Hipwell-Dixon

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



Holly Strickland

Property Valuer & Sales Negotiator
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Isabel Flynn

Sales Negotiator
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
jthompson@hackney-leigh.co.uk



Sean Smith

Professional Photographer
hlphotography@hackney-leigh.co.uk



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



Book Online Now



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

Parkside Road, Kendal, LA9

Approximate Area = 1584 sq ft / 147.1 sq m

Garage = 302 sq ft / 28 sq m

Total = 1886 sq ft / 175.1 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: 1354539

A thought from the owners... "This Is a wonderfully light and warm house being on the very edge of Kendal, It has great views".

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 25/09/2025.

Request a Viewing Online or Call 01539 729711