

19 WHINFELL DRIVE, KENDAL  
£315,000



ARNOLD  
GREENWOOD

# 19 WHINFELL DRIVE, KENDAL, LA9 6JT



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This spacious and stylish property has been extensively renovated to a high standard and offers a comfortable and modern living space. The property boasts four double bedrooms with far-reaching views, open living space consisting of a large living room, a contemporary kitchen and a dining area with patio doors leading to the garden, family bathroom and an en-suite shower room. The property also benefits from a generous rear garden with a patio area, a lawn and raised decking. The garden is overlooking greenspace and is versatile and perfect for entertaining, relaxing or gardening. Situated on Whinfell Drive, a quiet and desirable road in Sandylands, this is a rare opportunity to acquire a beautiful and well-maintained home in a prime location.

## ENTRANCE

From the front of the property, the entrance door with glazed panels leads into the hall.

## HALL

6'7" x 6'4"

A glazed door leads through to the open-plan kitchen and living room. Stairs rise to the first-floor landing, and there is a window on the side aspect.

## OPEN PLAN KITCHEN/LIVING ROOM

23'3" x 13'8" & 9'8" x 6'5"

The kitchen has a range of fitted units with a complementary worktop, a 11/2-bowl composite sink, space for a range-style cooker with an extractor hood over, and space for an under-counter fridge. There is access to the under stairs storage area housing an Intergas combi boiler and a door leading to the side entrance.

The dining space has room for a table and chairs, built-in storage cupboards, and double patio doors to the rear garden.

The lounge area has a recessed tiled fireplace (please note the wood burner stove is not included in the sale). There is a bay window on the front aspect.

## FIRST FLOOR LANDING

9'9" x 6'8"

The first-floor landing has doors leading to three bedrooms and the bathroom, and to the stairs leading to the second-floor bedroom with a window on the front aspect.

## BEDROOM ONE

15'9" x 17'7"

This room has dual-aspect windows on the front and rear.

## BEDROOM TWO

10'9" x 13'4"

This double room has a window on the front aspect.

## BEDROOM THREE

10'9" x 13'4"

This double room has a window on the rear aspect.

## BATHROOM

6'5" x 6'7"

The suite comprises a bath with a shower over, a vanity sink, and a w.c. There is a chrome ladder radiator, a built-in shelved storage cupboard, and a window with obscure glazing on the rear aspect.

## BEDROOM FOUR

22'1" x 7'3"

This attic bedroom has access to eaves storage, a window on the rear aspect with far-reaching views, and is open to the en-suite shower.

## EN-SUITE SHOWER

5'9" x 5'3"

The suite comprises a shower cubicle, a vanity sink, and a w.c. There is a feature glass block window between this room and the bedroom.

## SIDE ENTRANCE

The side door with glazed panels leads to a versatile space leading to the utility store and the rear garden.

## UTILITY/STORE

6'2" x 25'3" at widest

This very useful space has plumbing for a washing machine, power and light, and dual-aspect windows.

## EXTERNALLY

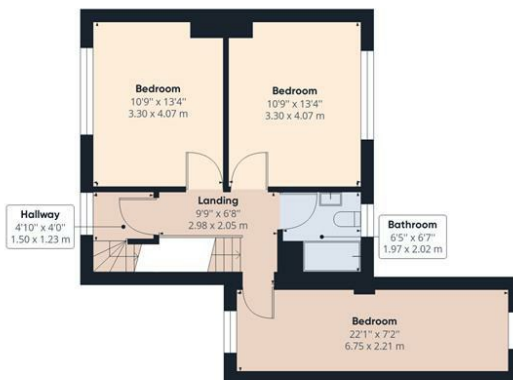
To the front of the property is the off-road parking space and a path with a planted border leading to the front door. To the side is gated access to a paved area with a timber pergola and the side door.

To the rear is a paved patio with steps to a decked seating area, a gravel area with a timber shed, a lawn, and a planted border. There is gated access to an area of land currently rented by the vendor from the council.





Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1280.39 ft<sup>2</sup>

118.95 m<sup>2</sup>

**Reduced headroom**

34.68 ft<sup>2</sup>

3.22 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## DIRECTIONS

Leaving Kendal along Shap Road, take a right-hand turn into Appleby Road, followed by a right-hand turn into Sandylands Road. Follow the road along over the speed bumps and take a left-hand turn after the playground into Peat Lane. Take the second left-hand turn into Whinfell Drive and follow the road along, where you will find the property situated on the left-hand side.

Council Tax Band - B Westmorland & Furness

EPC - Current 69 Potential 82

Tenure - Freehold

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

**Money Laundering** In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.

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