

10 Collin Croft, Kendal – LA9 4HQ

Kendal

£200,000



10 Collin Croft

Kendal, Cumbria

This two-bedroom cottage is a real gem, tucked away in a cobbled courtyard in one of Kendal's historic yards in the town centre, it provides the ideal ratio of charm to practicality. This property has a contemporary shower room and a bedroom on the ground floor. A second bedroom and fully equipped kitchen are located on the first floor, while an amazing living room with views of the rooftops is situated on the second floor. This area is ideal for hosting guests or unwinding after a hard day. With the benefits of having a patio seating area and designated off-road parking spot right outside the house and all Kendal conveniences you could want close by. This property is located within the town conservation area, and if you prefer being outside, you'll enjoy the quick commute to the stunning Lake District National Park. Don't pass up this amazing chance to acquire a piece of Kendal's past and begin the lifestyle that awaits you at Collin Croft.

EPC Energy Efficiency: C





ENTRANCE

At the front of the property, the partially glazed timber entrance door leads into the hall.

HALL

15' 4" x 5' 11" (4.67m x 1.80m)

The hall has a radiator, a ceiling light, a door to the ground-floor bedroom, a door to the shower room, stairs rising to the first floor, and a built-in understairs storage cupboard.

GROUND FLOOR BEDROOM

10' 10" x 8' 7" (3.30m x 2.62m)

This double room has a built-in cupboard that houses the Vaillant gas boiler, a radiator, and a double-glazed timber window to the front.

SHOWER ROOM

7' 5" x 5' 6" (2.26m x 1.68m)

The contemporary suite comprises a large shower cubicle with sliding doors, a vanity wash hand basin with a fixed wall mirror and shaver light above, a W.C., and a radiator, extractor fan and ceiling light.

FIRST FLOOR LANDING

2' 10" x 5' 8" (0.86m x 1.73m)

Doors lead to the kitchen and the first-floor bedroom; a ceiling light and stairs lead to the second-floor living room.

KITCHEN

9' 3" x 5' 8" (2.82m x 1.73m)

The kitchen has a range of white fitted storage units with a butcher block effect worktop, a 11/2-bowl stainless steel sink, an integrated electric oven, a gas hob with extractor fan over, space with plumbing for a washing machine, and space for an under-counter fridge. There is a spotlight bar on the ceiling and a double-glazed timber window on the side.



BEDROOM

11' 8" x 9' 2" (3.56m x 2.79m)

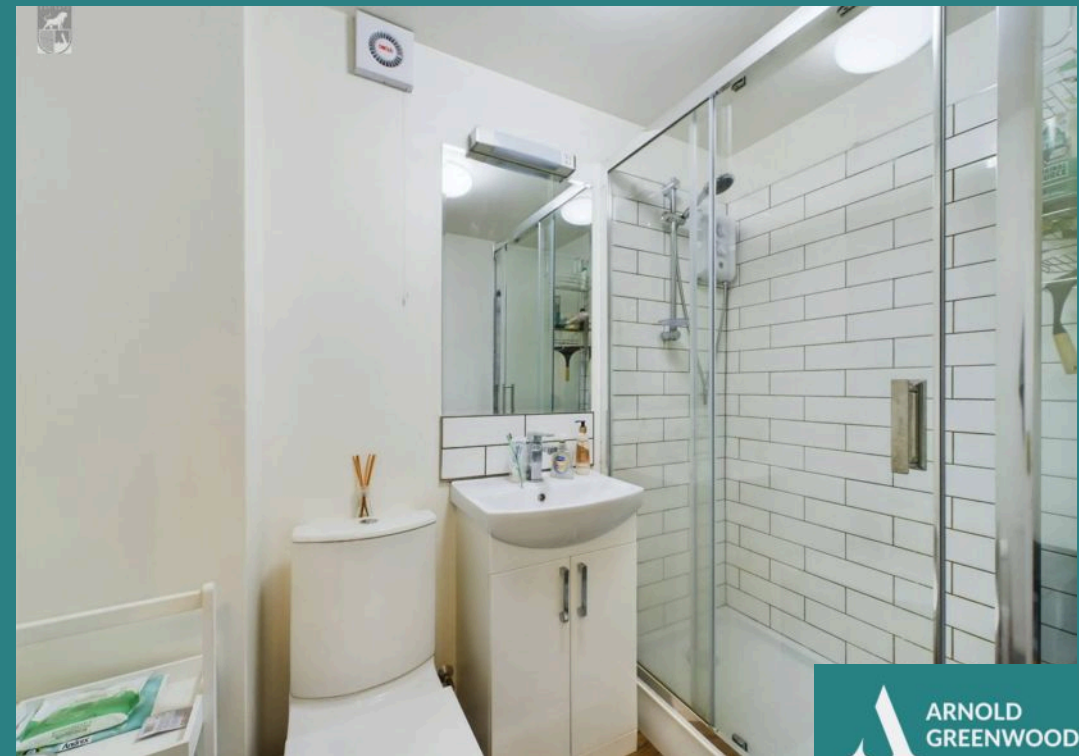
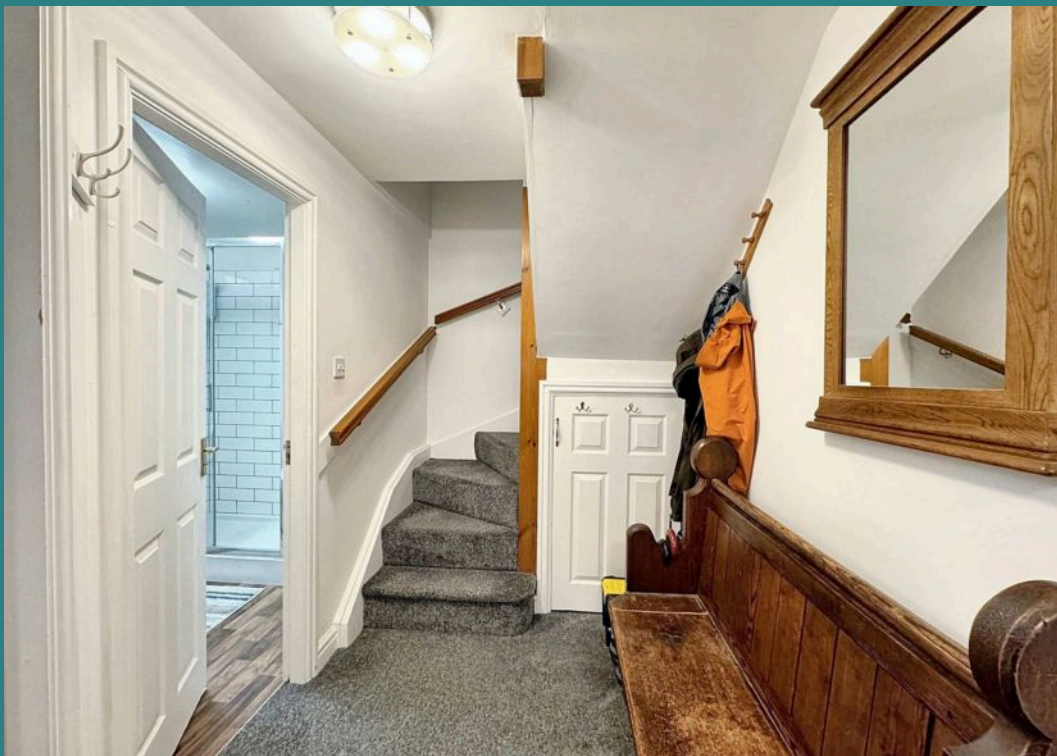
This double room has a radiator and a double-glazed timber window to the front.

SECOND FLOOR LIVING ROOM

18' 9" x 11' 9" (5.72m x 3.58m)

This good-sized double-height room has ample space for a dining table, chairs, and lounge furniture. There are exposed beams, a radiator, ceiling spotlights, round wall uplighters, and dual-aspect double-glazed timber windows.





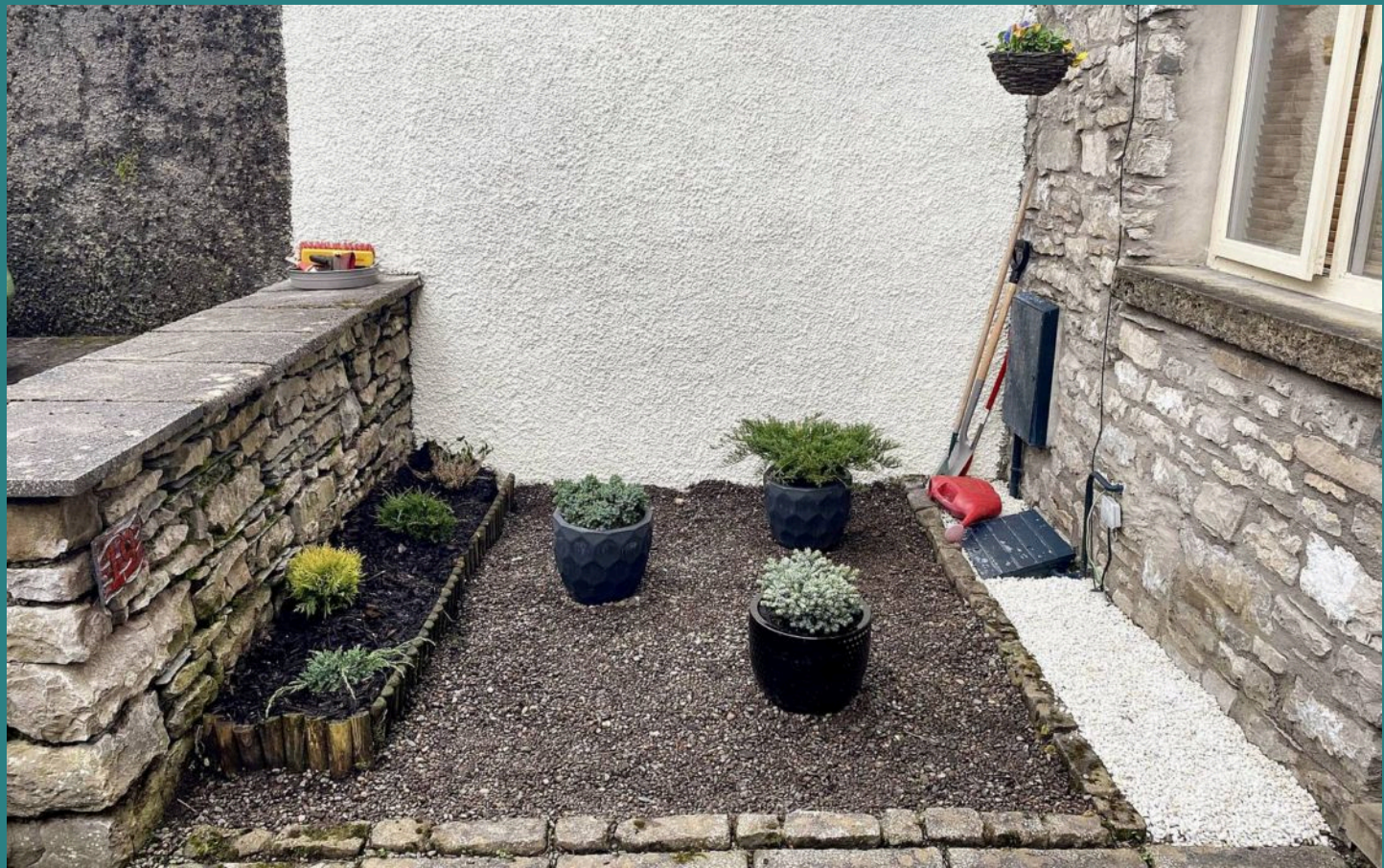
FRONT GARDEN

To the front of the property is a private pebbled patio/seating area with a raised bed with bark chippings and a paved path to the front door.

ALLOCATED PARKING

1 Parking Space

There is an allocated parking space located directly in front of the property.





Ground Floor



Floor 1



Floor 2



ARNOLD
GREENWOOD



Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/



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