

16 Mint Street, Kendal – LA9 6DS

Kendal

Guide Price **£335,000**

16 Mint Street

Kendal, Cumbria

Presenting a charming Victorian terraced property, nestled in a popular location to the north of Kendal. Boasting a delightful exterior with traditional features, this lovely property offers a wonderful blend of character and contemporary living.

Stepping inside, the accommodation spans across three floors, the ground floor presents a welcoming entrance leading to a living room and dining room. The well appointed kitchen leads through to the sunny extension and downstairs wc.

Ascending to the first floor, you will find two bedrooms, a small office and the family bathroom. Additionally, the converted loft room offers versatility, serving as an additional bedroom, study, or recreational space according to your preferences.

Furthermore, this property features a garage as well as permit parking for residents and guests. Externally, the property boasts a lovely cottage garden, providing a tranquil outdoor sanctuary for enjoying fresh air and al fresco moments.

Located in a sought-after area to the north of Kendal, this property benefits from close proximity to local amenities, schools, and transport links.





Entrance

The entrance hall has stairs up to the first-floor landing, and a door opens to the lounge & dining room. From there, you can access the kitchen and the extension.

Living Room

The living room has a bay window to the front of the property and a coal gas effect fire.

Dining Room

The dining room has two arched alcoves and a window to the rear of the property.

Kitchen

7' 4" x 14' 4" (2.24m x 4.38m)

This kitchen has a range of units with complementary worktops. There is a built-in Bosch cooker and a four-ring gas burner with an extractor fan over, space and plumbing for a dishwasher, a built-in fridge/freezer, a large understairs cupboard, a back door and two windows to the side aspect.

Downstairs W.C.

3' 9" x 4' 11" (1.14m x 1.51m)

This room comprises a W.C., a utility sink, radiator, extractor fan and a window with privacy glazing.

Extension

9' 1" x 13' 9" (2.77m x 4.18m)

The extension, which can be used flexibly, has double patio doors to the rear, two Velux windows, and space/plumbing for a washing machine & tumble dryer.





First Floor Landing

5' 3" x 16' 4" (1.61m x 4.98m)

Doors open to two bedrooms, a bathroom, a large cupboard, a small office, and stairs lead up to the converted loft room.

Bedroom One

8' 9" x 15' 3" (2.67m x 4.66m)

This double bedroom has a window to the front aspect and a built-in cupboard.

Bedroom Two

7' 4" x 14' 4" (2.24m x 4.38m)

This bedroom has a window to the rear aspect and built-in wardrobes.

Bathroom

8' 10" x 8' 0" (2.68m x 2.44m)

This suite comprises a vanity unit with a wash hand basin and W.C., a bath with a shower over and a glass screen, a shaver point, extractor fan, radiator, and a cupboard housing the Logik boiler.

Office

5' 4" x 6' 0" (1.63m x 1.82m)

This compact office has a window looking out to the front of the property.

Bedroom Three

14' 2" x 11' 0" (4.32m x 3.35m)

This bedroom has storage in the eaves and two Velux windows looking out over the rear aspect with far-reaching views.





REAR GARDEN

A lovely cottage garden with established plants, lawn, vegetable plots, seating areas and access to the garage.

FRONT GARDEN

To the front of the property is a pleasant, low maintenance garden with a path leading to the front door.

Garage

Single Garage

Garage has power and lighting.

Permit

2 Parking Spaces

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





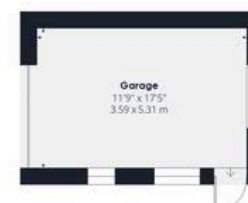
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1416.95 ft²

131.64 m²

Reduced headroom

44.64 ft²

4.15 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C standard.



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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