



ARNOLD
GREENWOOD

99 Windermere Road, Kendal – LA9 5EP

Kendal

£255,000

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Kendal, Cumbria

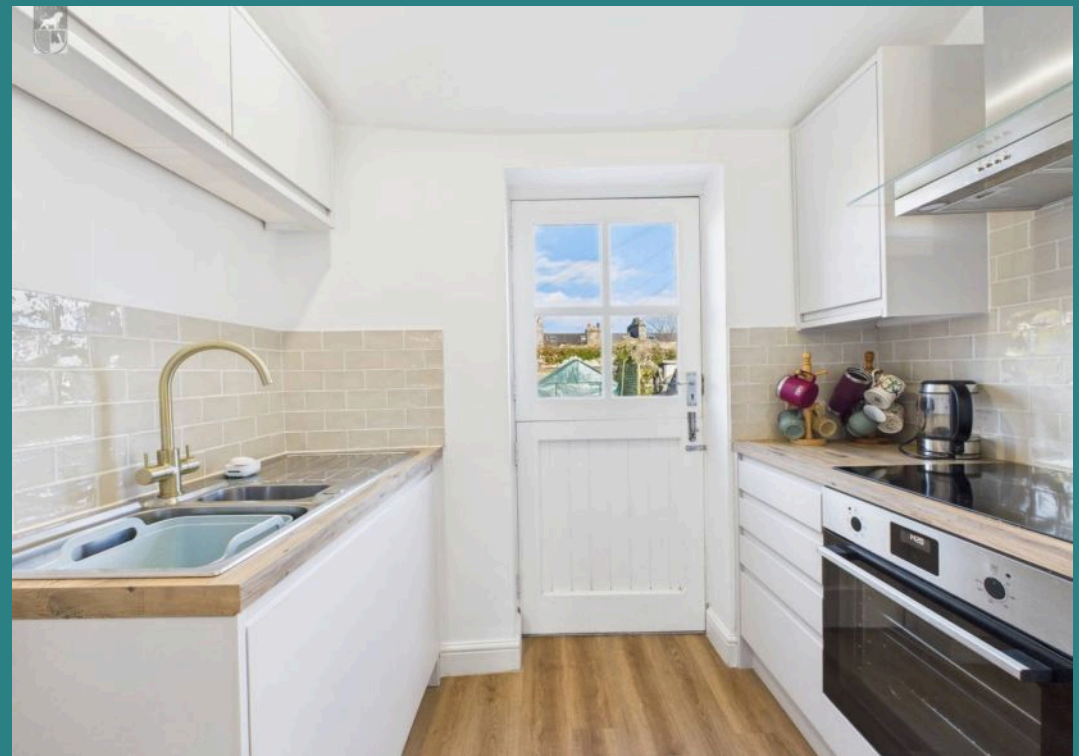
This charming stone-built town house offers the perfect blend of traditional character and modern convenience. Has been tastefully modernised throughout, featuring an open plan living/dining room, fitted with a contemporary kitchen, and a convenient under-stair office space, as-well as, a handy inner entrance hall, providing ample space for coats and boots. The first floor locates a luxurious four-piece bathroom suite, including a rolltop bath, separate shower, and Italian-style marble tiles with underfloor heating. Two double bedrooms provide ample storage space and offer stunning views, either over the rooftops of Kendal at the back, or open farmland to the front. Additionally the attic has the benefit of an easy access loft ladder, is fully boarded and carpeted offering extra storage, or space for a hobbies.

Outside, the property features a pretty forecourt to the front and a charming gated/walled courtyard to the rear. Offering raised planting beds, a paved terrace and decked seating area, ideal for outside entertaining. Private parking at the rear of the property adds to the accessibility of this modern and cosy home.

Ideally situated on the borders of Kendal town centre, this South Lakes home, offers convenient access to buses, trains, within easy reach of facilities and the Lake District National Park is a 15 minute drive away.



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Living / Dining Room

20' 11" x 10' 6" (6.38m x 3.20m)

High ceilings, neutral decor, featured pendant lighting. Charming views across to open farmland. Focal log burning stove. Open plan living/dining area light and bright with front and rear windows. Offering a cosy and inviting space. Featuring soft covered carpets and wooden style flooring through into the dining area.

Kitchen

7' 0" x 7' 11" (2.13m x 2.41m)

Modern and contemporary cream units, wooden style worktops with a modern brickwork tiled splash-back. Integrated fridge, fan oven with a hob and extractor fan. Flowing wood-style flooring through from the dining area into the kitchen and a highly convenient stable door to the courtyard.

Study

7' 7" x 3' 0" (2.31m x 0.91m)

Handy and a great use of space. Fitted with wooden style flooring, worktop for home working with shelves above. Fitted with featured lighting and additional access to a storage cupboard.

Bathroom

8' 10" x 7' 5" (2.69m x 2.26m)

Spacious bathroom suite with obscured front facing windows. Marble tiled flooring with underfloor heating. LED lighting. Traditional styled hand basin and W.C. Rolltop bath with ball and claw-feet and a separate shower cubicle.





Bedroom One

8' 2" x 10' 5" (2.49m x 3.18m)

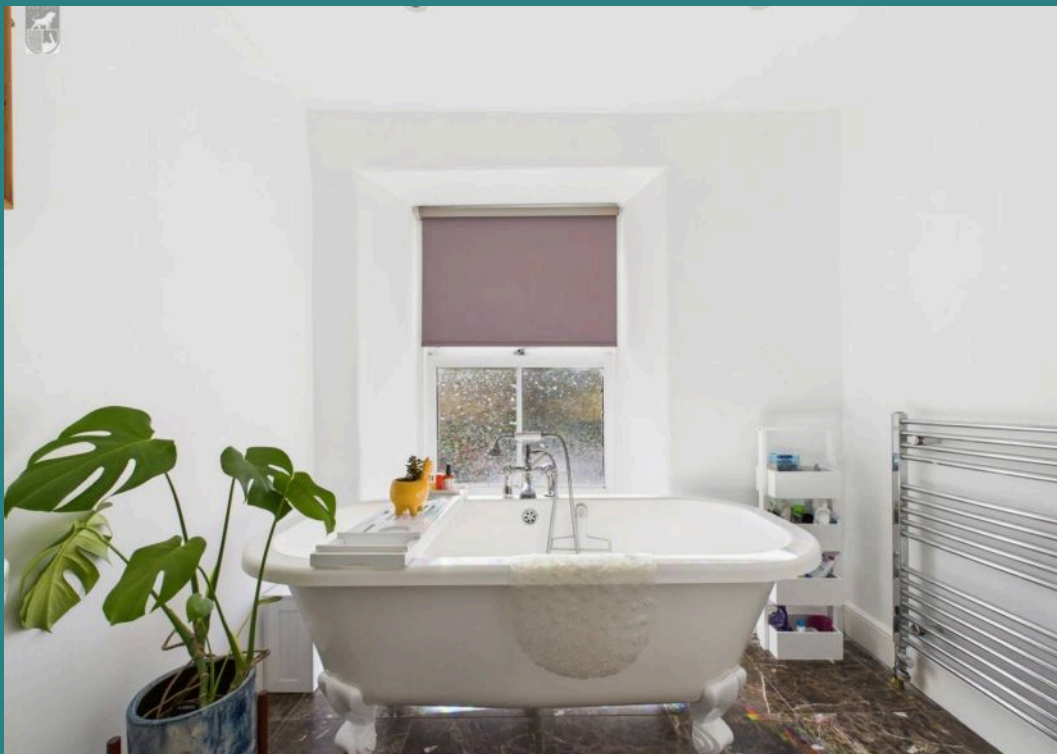
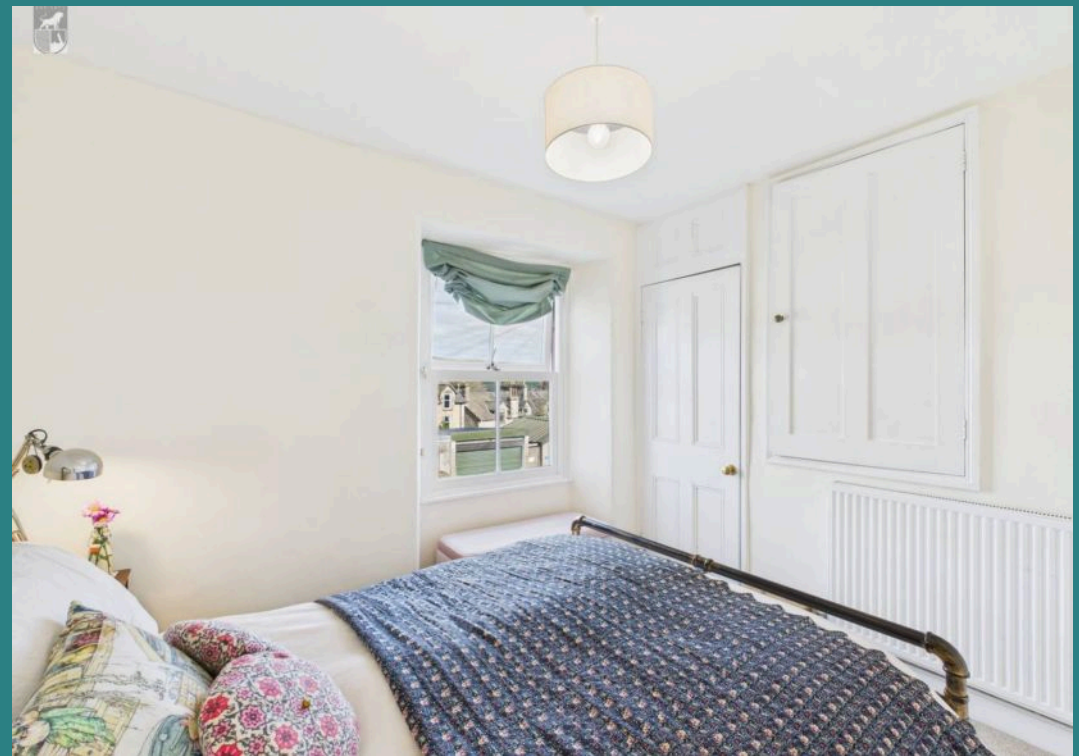
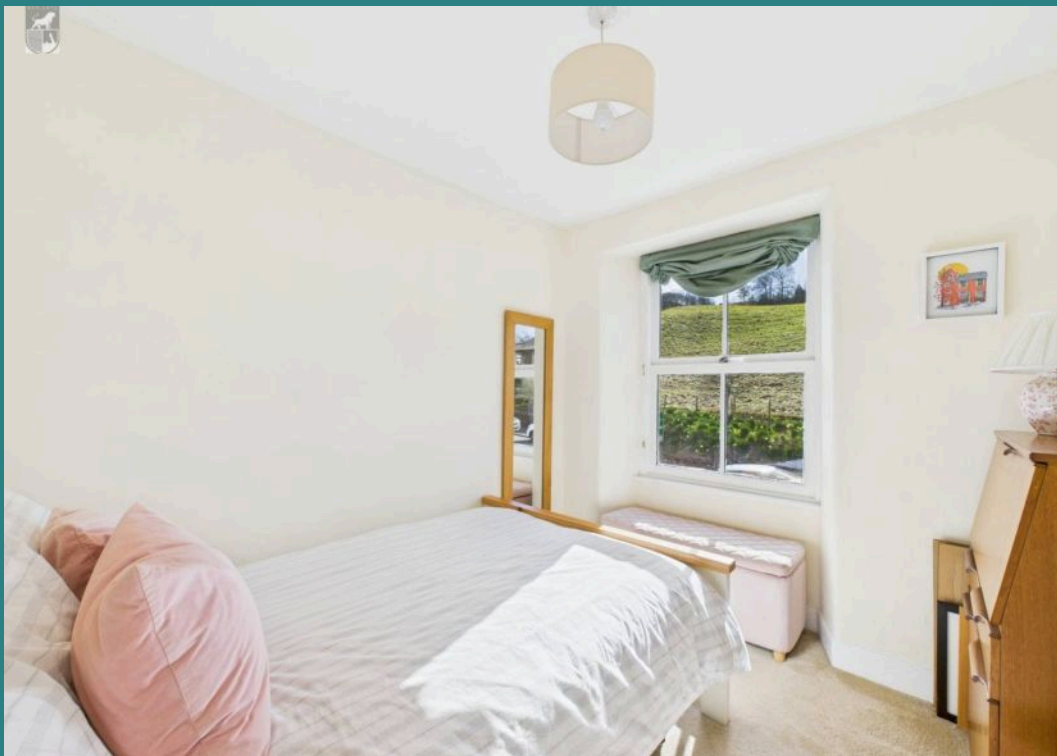
Double in size offering Kendal roof top views. Over staircase inbuilt double storage cupboards and neutral decor.

Bedroom Two

9' 1" x 7' 10" (2.77m x 2.39m)

Views towards open farmland past Windermere Road. Neutral decor, space for a sideboard or wardrobe and double in size.





GARDEN

Outside, the property features a charming courtyard with a paved terrace and a decked seating area. Raised planting areas and a pretty drystone wall create a serene outdoor space. Additionally, there is a service road at the back of the property, providing access for parking with grants for neighbouring properties to pass through.

Off street

1 Parking Space

Allocated private parking for one vehicle to the back of the property.

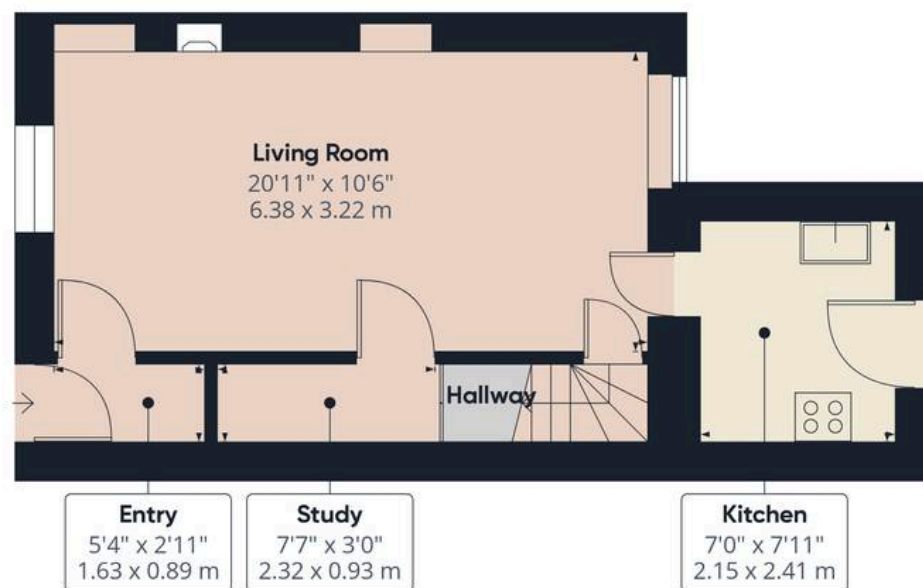
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Ground Floor



Floor 1

Approximate total area⁽¹⁾

626.67 ft²

58.22 m²

(1) Excluding balconies and terraces

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.



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