



Helm Lea The Banks, Staveley – LA8 9NE

Kendal

Guide Price £475,000

Helm Lea The Banks

Staveley, Kendal

Nestled within the sought-after village location within the National Park, this charming 3 bedroom semi-detached house offers an idyllic retreat for those seeking tranquillity and natural beauty. The property boasts a spacious open plan kitchen/dining room/lounge, perfect for entertaining guests or enjoying family meals together. The cosy lounge features a woodburner, creating a warm and inviting ambience. Additionally, the property includes a family bathroom, a shower/utility room, and a convenient boot room, adding practicality to every-day living.

Stepping outside, the property unveils a picturesque oasis with a large, well-established garden complete with flourishing fruit trees that offer a delightful touch. The garden also features decking and patio areas, providing ideal spots for al fresco dining or simply basking in the sunshine. To the front of the property, a lawn and driveway lead the way to a shed and garage, offering ample storage space and parking options. This property's outdoor space truly showcases a harmonious blend of natural beauty and functional design, offering a serene haven for its next fortunate owners.





Porch

6' 3" x 3' 10" (1.91m x 1.17m)

Entrance Hall

5' 11" x 15' 1" (1.81m x 4.59m)

Doors to the lounge and kitchen, stairs to the first floor

Lounge

Cosy room with bay window and woodburner

Open plan Kitchen/Dining Room/Lounge

Open plan living space, the kitchen dining area is 3.72 x 4.86 and has an attractive feature gas stove with open brick surround, oak kitchen units and granite worktops with lots of space for a dining table. Moving through to the lounge area 4.94 x 3.35 you will find a bright and open space with lots of glass, high ceilings and doors out onto the rear decking

Shower/Utility Room

Shower cubicle, WC and plumbing for a washing machine

Boot Room

Versatile boot room

Landing

Doors to 3 bedrooms and family bathroom

Bedroom 1

Large room to the rear

Bedroom 2

Double room to the front

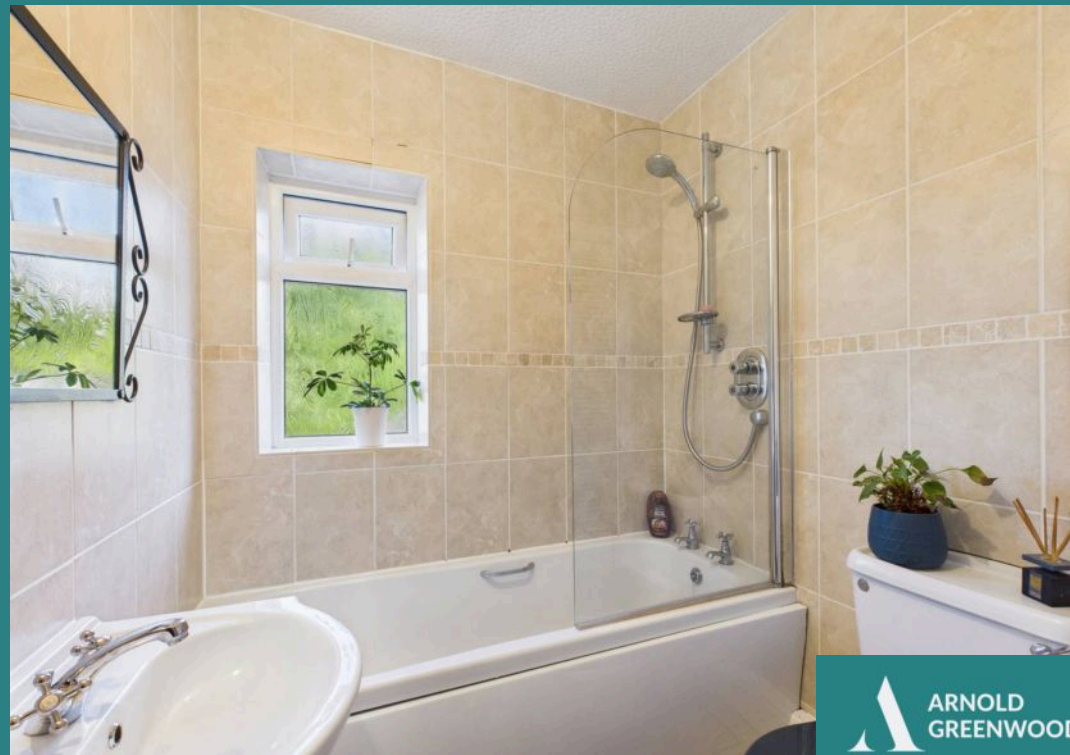
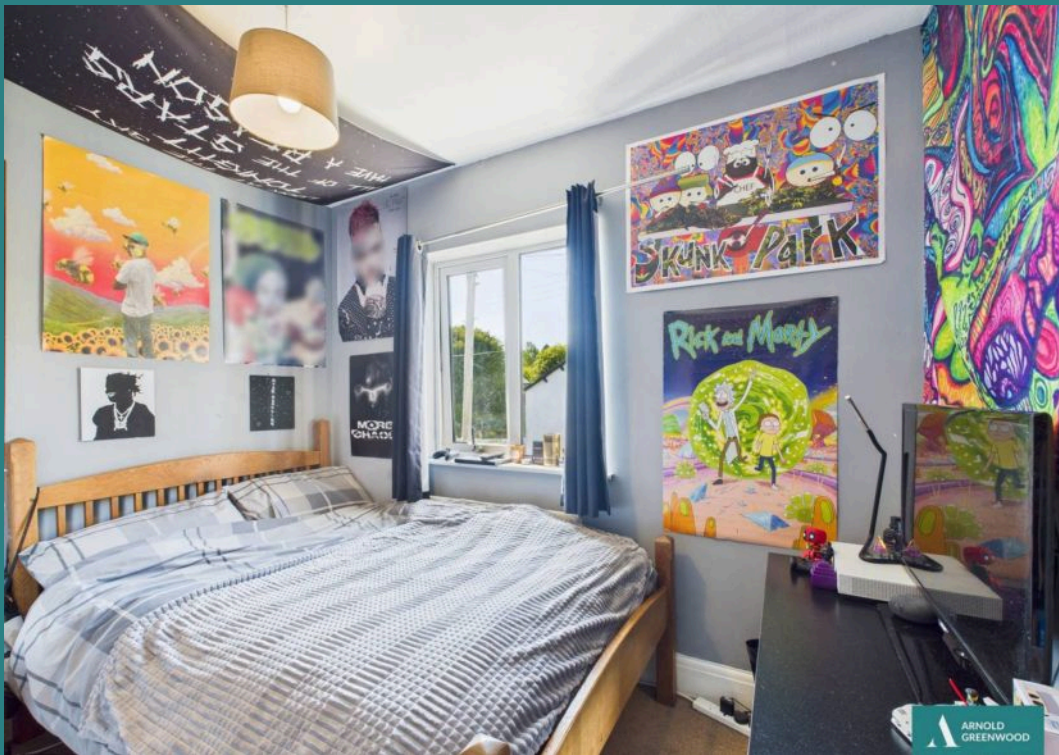
Bedroom 3

Another double room to the front

Family Bathroom

Bath with a shower over, wash basin ,WC, radiator, cupboard housing the Worcester boiler and some loft access





FRONT GARDEN

Lawn and driveway to the front of the property along with a shed and garage

REAR GARDEN

Large well established rear garden with fruit trees, decking, patio areas and a summer house.

Garage

Single Garage

Driveway

2 Parking Spaces

Specification

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Mains services





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1255 ft²
116.6 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 are based on RICS IPMS 3C



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