



Castle Grove

Kendal, LA9 7BE

£280,000



- Popular residential location within the Castle estate
- Close to the amenities of Kendal town centre
- Family lounge with large windows over-looking the front garden
- Three bedrooms, two doubles and a single room
- Off road parking and landscaped garden with terrace
- Ideal family home, investment property or first time buy
- Well built and proportioned home within a contemporary style
- Stylish fitted kitchen with dining area
- Recently fitted modern bathroom suite
- Energy performance certificate awaited

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Situated within the popular residential area of the Castle estate, within walking distance of the local convenience store, Kendal castle, the cricket club and being conveniently placed for Kendal's amenities. The layout is bright and spacious with a contemporary feel throughout. Ideal for first time buyers, families, or great investment buy. The accommodation includes off road parking, a recently landscaped garden with space to kick a football around and an outbuilding that could be converted into office space or an outside entertaining area. Inside the property there is a family living room, kitchen diner, three bedrooms and a newly installed bathroom suite. Benefitting from gas combination central heating, double glazing and council banding C. The location offers easy access to the mainline railway station at Oxenholme and is within easy reach of the M6 motorway and the Lake District National Park.

Living room

13'10" x 12'11" (4.22m x 3.94m)

Modern neutral/grey décor, large front facing windows, pendant lighting and wooden grey wooden effect flooring. Under-stair storage, fitted with electrics and space for a dryer.

Kitchen / diner

6'9" x 16'3" (2.06m x 4.95m)

Modern fitted kitchen diner, white gloss units, wooden worktops, sink/drain, brickwork style tiled splashback. Plumbing for a washing machine. Space for a dining table and outside access to the garden.

Bedroom one

11'10" x 8'9" (3.61m x 2.67m)

Neutral décor, space for wardrobes, pendant lighting, soft grey carpets and a pleasant leafy outlook from the rear window.

Bedroom two

9'0" x 9'7" (2.74m x 2.92m)

Front facing double room. Neutral décor, space for storage, pendant lighting and soft grey carpets.

Bedroom three

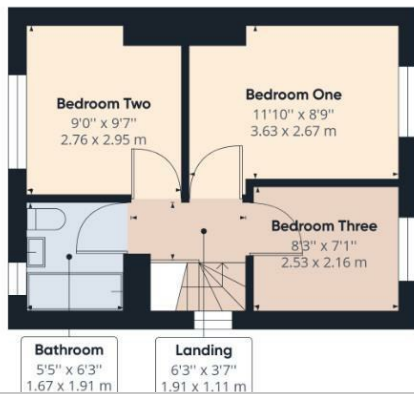
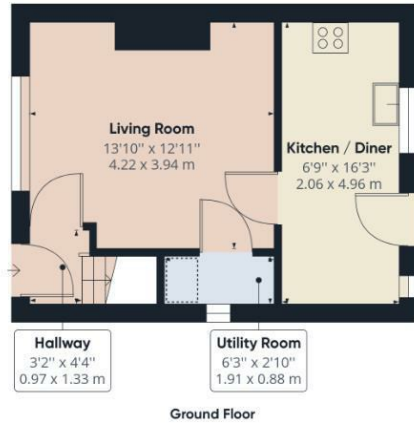
8'3" x 7'1" (2.51m x 2.16m)

Generously sized single room, pleasant garden views, neutral décor, pendant lighting and soft grey carpets.

Outside

Off road driveway parking for one vehicle, front garden with gated side access to the enclosed rear garden. The back garden has benefitted from being recently landscaped, with a paved patio, new steps to a raised decked terrace, (fitted with outside electrics) lawn and a large garden shed with potential.

Floorplan



Approximate total area⁽¹⁾
639.06 ft²
59.37 m²

Reduced headroom
4.96 ft²
0.46 m²

(1) Excluding balconies and terraces

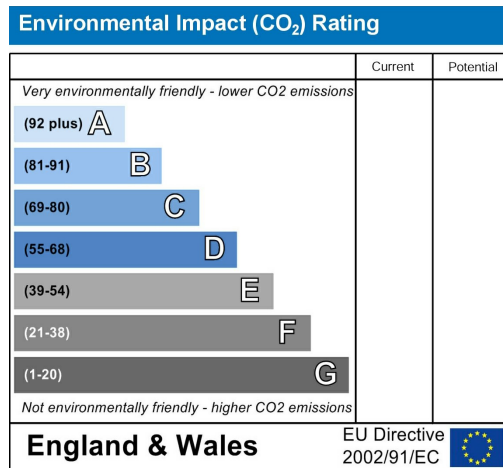
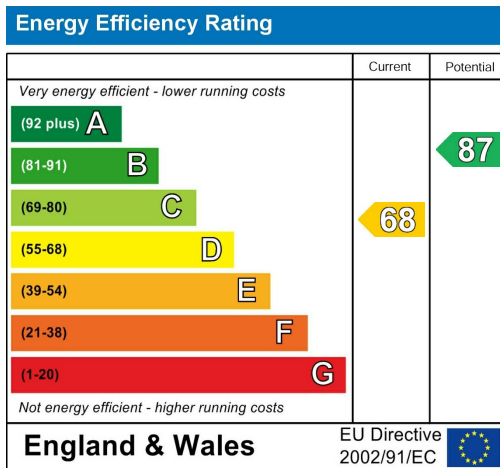
Reduced headroom
(below 1.5m/4.92ft)

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





Energy Efficiency Graph



Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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