



Castle Green Close, , Kendal, LA9 6AT

- Three bed semi detached
- Balcony with far reaching views
- Ground floor WC
- Attached Garage and Driveway
- Well stocked gardens
- Two receptions
- Kitchen
- Family Bathroom
- Solar panels - low cost bills
- Council Tax D, Freehold

Offers Over £300,000

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DESCRIPTION

A home with a view! In the ownership of the same family for over 50 years, opportunities to create a wonderful family property in a location like this do not come along often. The property is positioned towards the head of a cul-de-sac meaning next to zero traffic and this adds to the leafy feel with the front aspect looking out onto open countryside. A walk through the house to the rear then reveals a wonderful elevated view, taking in the rear garden, Kendal Castle and the Lakeland fells.

The ground floor accommodation comprises of; entrance hall, living room, dining room, balcony with far reaching views, kitchen, WC, and sun room whilst on the first floor you will find three bedrooms and a family bathroom. There is also the benefit of an attached garage. While now ready for modernisation, the property is double glazed and has gas central heating and has the big advantage of being fitted with solar panels leading to cheap energy bills and green credentials.

The gardens have been lovingly created and tended over the years with many specimen plants and shrubs and while parts have started to grow a little wild, there will be plenty to discover by keen gardeners as they plan their garden schemes for the coming years.

Kendal town centre is just a mile away and there are excellent links to the M6, Oxenholme train station and the Lakes. Come and take in the view and see if this property could be your next family home.







Ground Floor



Floor 1



Approximate total area⁽¹⁾

1218.78 ft²
113.23 m²

Reduced headroom

0.85 ft²
0.08 m²

(1) Excluding balconies and terraces

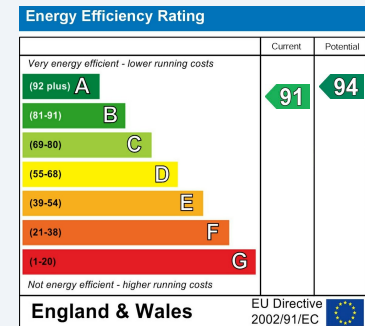
Reduced headroom (below 1.5m/4.92ft)

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

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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Viewings

Please contact kendal@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



86 Highgate, Kendal, LA9 4HE
Tel: 01539 816399 Email: kendal@hunters.com <https://www.hunters.com>

