

HUNTERS®

HERE TO GET *you* THERE



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Kendal Green

Kendal, LA9 5PP

Offers Over £425,000



Council Tax: E



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Entrance Hallway

Upon entering the property, you are welcomed into the entrance hall, which offers space for a coat rack and shoe storage, helping to keep the area neat and organised.

Living Room

Leading off from the entrance hall, the living room is bright and airy, filled with natural light from large windows that overlook the rear elevation and offer stunning views. The room provides ample space for a three-piece suite and additional living room furniture, making it an ideal space for relaxing or entertaining.

Dining Area

To the right of the entrance hall, there is a dedicated space for a dining area, suitable for a four-seater dining table. The area features a room divider with built-in cupboards, providing useful storage, and a slim, elongated window that allows natural light to filter in while offering a view from the front elevation.

Kitchen

The kitchen is fitted with a range of wall, base, and drawer units, complemented by contrasting work surfaces. Integrated appliances include a double oven, a 4-ring gas hob, and a stainless steel sink. To the rear of the kitchen, there is a useful utility area with space for a washing machine and additional counter space. The room is bright and airy, thanks to large windows above the sink, and also features a door leading out to the front elevation of the property.

Bedroom One

Accessed from the hallway, Bedroom One currently features a small built-in wardrobe. However, there is

ample space to accommodate a larger wardrobe for additional storage, along with a double bed. With a window to the rear elevation of the property offering beautiful views.

Bedroom Two

Accessed from the hallway, Bedroom Two is a spacious room with ample space for a double bed and wardrobes. With a window to the front elevation allowing plenty of natural light to fill the space.

Bedroom Three

Accessed from the hallway, Bedroom Three is the smallest of the bedrooms but still offers enough space for a large single bed and wardrobes. With a window to the rear elevation providing beautiful views and brings in plenty of natural light.

Bathroom

Accessed from the hallway, the bathroom is fitted with a shower bath featuring a fixed shower head, a white toilet, and a pedestal sink with a large mirror above. The layout is practical and well-suited for everyday use.

Reception Room

Located on the lower floor, the reception room is a spacious and inviting area—perfect for use as a cosy snug or second living space. Large sliding doors open out onto the rear garden, connecting you with the outside and showcasing the beautiful views beyond.

Garage

With an electric roller door for vehicular access, a large interior and an internal pedestrian door to the lower floor reception with power and light.

Tel: 01539 816399

Gardens

The rear garden is accessed from the reception room on the lower floor, leading out onto a patio area—perfect for an outdoor table and chairs to enjoy the sunshine and stunning views. Beyond the patio, the garden features a well-maintained lawn bordered by mature shrubs and trees, creating a peaceful and private outdoor space.

The front garden is also mainly laid to lawn, with well-established planting beds filled with mature shrubs and trees, adding character and curb appeal to the property.

Parking

Additional parking is available at the front of the property, along with a private driveway that comfortably fits one car. There is also further secure parking or storage space available in the garage.

NB

Please be aware we have been advised there is trace asbestos-containing material (ACM) in the kitchen flooring tiles. A surveyor has advised that safe removal by a specialist would cost approximately £1,500.

Please note this property is of timber frame construction so please consult with your mortgage lender.



Road Map



Hybrid Map



Terrain Map



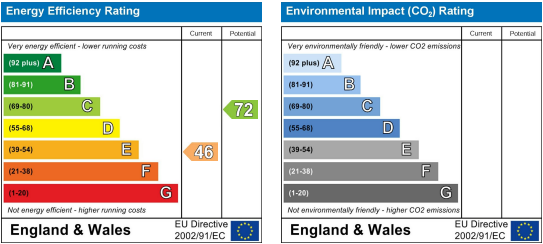
Floor Plan



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.

Energy Efficiency Graph



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.