

HUNTERS®

HERE TO GET *you* THERE



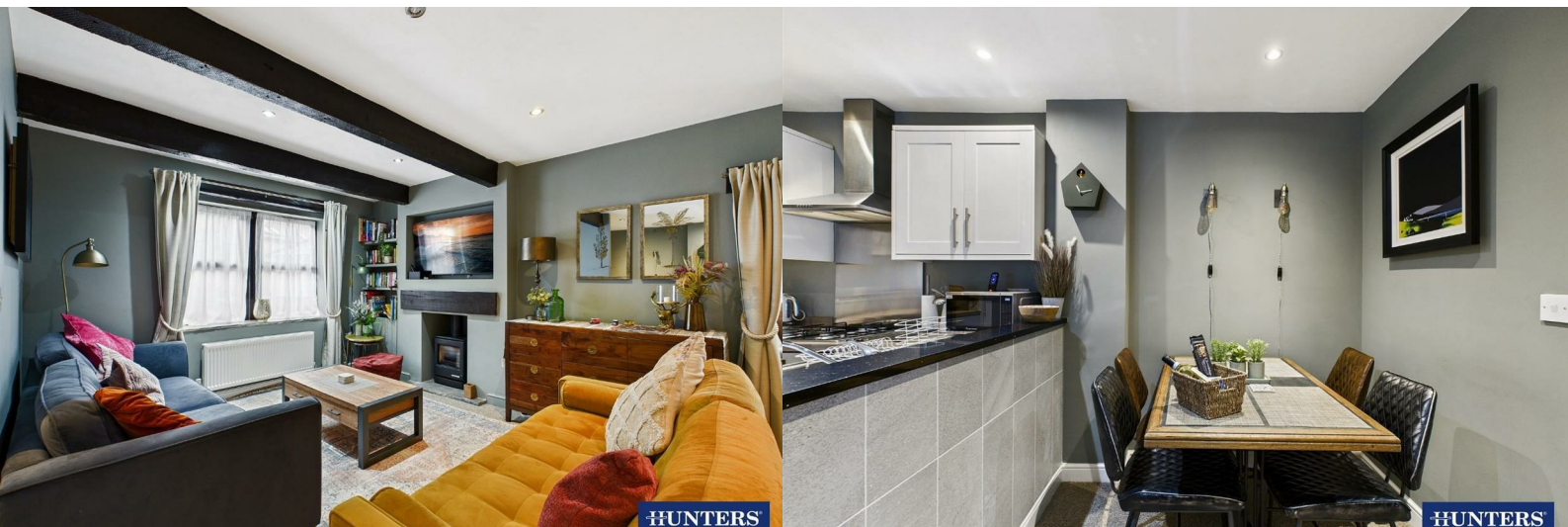
Cross Lane

Kendal, LA9 5LB

Guide Price £230,000



Council Tax:



Mint Cake Mews Cross Lane

Kendal, LA9 5LB

Guide Price £230,000



Entrance Hall

You enter the property through the porch through the door into the hallway where there is space to put your shoes and coats, which leads into the beautiful characteristic open plan kitchen/ living room.

Utility Room

Accessed to the right of the entrance hall, the utility room offers a compact yet practical space — ideal for housing a washing machine and tumble dryer. It also serves as useful additional storage, perfect for keeping shoes, coats, and household items neatly tucked away.

Living Room

Accessed from the entrance hall, you step into a spacious open-plan living area that seamlessly connects to the kitchen. This inviting space is full of character, featuring original exposed beams and a charming gas log effect fire as a focal point. Windows set on stone sills allow natural light to flood the room looking out onto the front elevation, enhancing its warm and welcoming atmosphere. There's ample space for a four-seater dining table — perfect for meals with family or friends.

Kitchen

The kitchen is fitted with a stylish range of wall, base, and drawer units, complemented by beautiful worktops that add both practicality and charm. It features a high-quality integrated Bosch oven and hob, complete with an overhead extractor fan. Additional integrated appliances include a single drainer sink unit, dishwasher, and fridge freezer — offering a seamless and functional cooking space.

Bedroom One

Accessed from the landing, Bedroom One is a spacious double room that comfortably accommodates a double bed, wardrobe, and chest of drawers. A built-in storage cupboard provides additional space for clothing or other items. Double wooden-framed picture windows allow plenty of natural light to flood the room, creating a bright and welcoming atmosphere.

Bedroom Two

Accessed from the landing, Bedroom Two is a well-proportioned single bedroom that can comfortably accommodate a single bed or even a small double, along with a wardrobe and bedside cabinets. A double wooden-framed window allows natural light to pour in, creating a bright and airy feel to the room.

Bathroom

Accessed from the landing, the bathroom features a modern white three-piece suite comprising a tiled bath with shower over, a pedestal hand wash basin, and a toilet. A heated towel rail adds both comfort and style. Overhead, a skylight allows natural light to brighten the space, creating a fresh and airy atmosphere.

Parking

There is a designated parking space for one car.



Road Map



Hybrid Map



Terrain Map



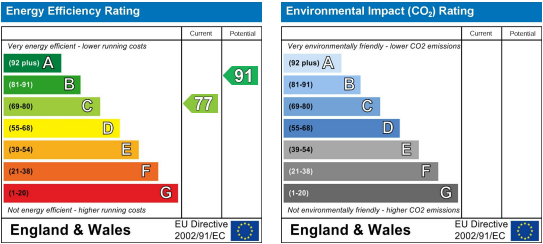
Floor Plan



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.