



Kendal

£375,000

28 Kirkbie Green, Kendal, Cumbria, LA9 7AJ

Kirkbie Green is a quiet and discreet development of approximately 37 properties, ideally positioned close to Thorny Hills, the River Kent, and at the foot of Castle Hill. Built by Alfred McAlpine Homes in 1999, this well-regarded location offers a peaceful setting within walking distance of the town centre, making it both convenient and highly desirable. Number 28 Kirkbie Green is a two-bedroom detached bungalow occupying a generous plot and is offered for sale with no onward chain.

The accommodation is well planned and begins with a welcoming entrance hall providing access to all living areas and loft space. The living room is situated to the right-hand side of the property, enjoying a pleasant outlook over the front garden and featuring a fireplace with electric fire, creating a comfortable focal point to the room.

Quick Overview

- Spacious detached bungalow
- Situated in quiet, convenient location
- Ample off road parking
- Detached garage
- Low maintenance gardens
- Two double bedrooms
- Bathroom and ensuite shower room
- Gas central heating
- No onward chain!
- Ultrafast broadband speed*



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Ultrafast



Off road parking

Property Reference: K7261



Living Room



Kitchen



Bedroom One



Ensuite Shower Room

The kitchen is fitted with a range of wall and base units complemented by worktops incorporating a stainless steel sink with drainer and co-ordinating part-tiled walls. There is a front-facing window providing natural light, a door leading directly to the driveway, a useful storage cupboard and a wall-mounted boiler.

There are two double bedrooms. The main bedroom is a spacious room with a built-in wardrobe and benefits from a private en-suite shower room fitted with a three-piece suite comprising; a shower cubicle, vanity wash hand basin and WC with integrated storage. The en-suite is finished with part-tiled walls and includes a window and radiator. The second bedroom is also a well-proportioned double room with a pleasant rear aspect.

The main bathroom is fitted with a three-piece suite including; a panelled bath with handheld shower attachment, vanity wash hand basin and WC. The room is finished with part-tiled walls, a shaver point, window and radiator.

Externally, the property benefits from a long driveway providing ample off-road parking and leading to a detached garage with up-and-over door, power and lighting and a side access door leads into the garden. The front garden is mainly laid to lawn with attractive flower borders, while the south-facing rear garden is designed for low maintenance with paved areas, decorative stone sections, raised flower beds and a greenhouse.

This attractive bungalow presents an excellent opportunity in a highly convenient location, combining peaceful surroundings with easy access to local amenities. Early viewing is strongly recommended.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

14' 9" x 14' 1" (4.50m x 4.30m)

Kitchen

11' 5" x 7' 10" (3.50m x 2.40m)

Bedroom One

11' 9" x 6' 6" (3.60m x 2.00m)

Ensuite Shower Room

Bedroom Two

12' 1" x 9' 6" (3.70m x 2.90m)

Bathroom

Detached Garage

18' 0" x 10' 9" (5.50m x 3.30m)

Parking: Off road parking for several vehicles.

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band D.

Services: Mains gas, mains water, mains electricity and mains drainage.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words & Directions: ///fires.letter.dance

The property can be found by turning left immediately off Miller Bridge (Aynam Road) onto Bridge Street, and following the road to the left past Gilbert Gilkes & Gordon onto Canal Head North. Follow the road up bearing left into Kirkbie Green, then keeping right, number 28 can be found a short way down on your right hand side.

Viewings: Strictly by appointment with Hackney & Leigh.

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Bedroom Two



Bathroom



Rear Garden



Rear Garden

Ground Floor

Approx. 86.4 sq. metres (929.6 sq. feet)



Total area: approx. 86.4 sq. metres (929.6 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

28 Kirkbie Green, Kendal

A thought from the owners... "Nice and peaceful location, within easy walking distance to town. Low level maintenance bungalow on a flat plot. There is an excellent community group".

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 01/04/2026.

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