



59 Bellingham Road, Kendal

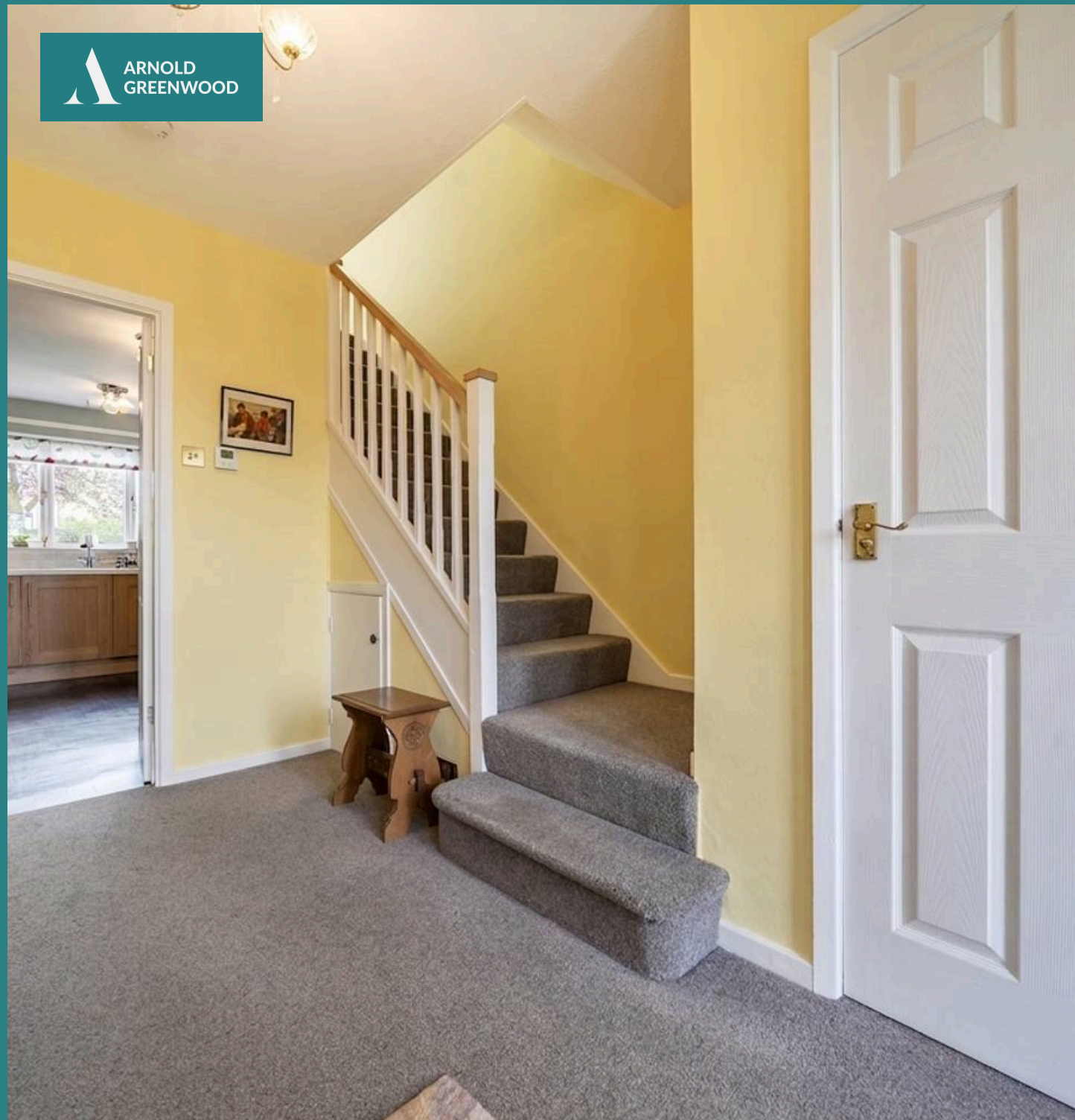
Kendal

£425,000

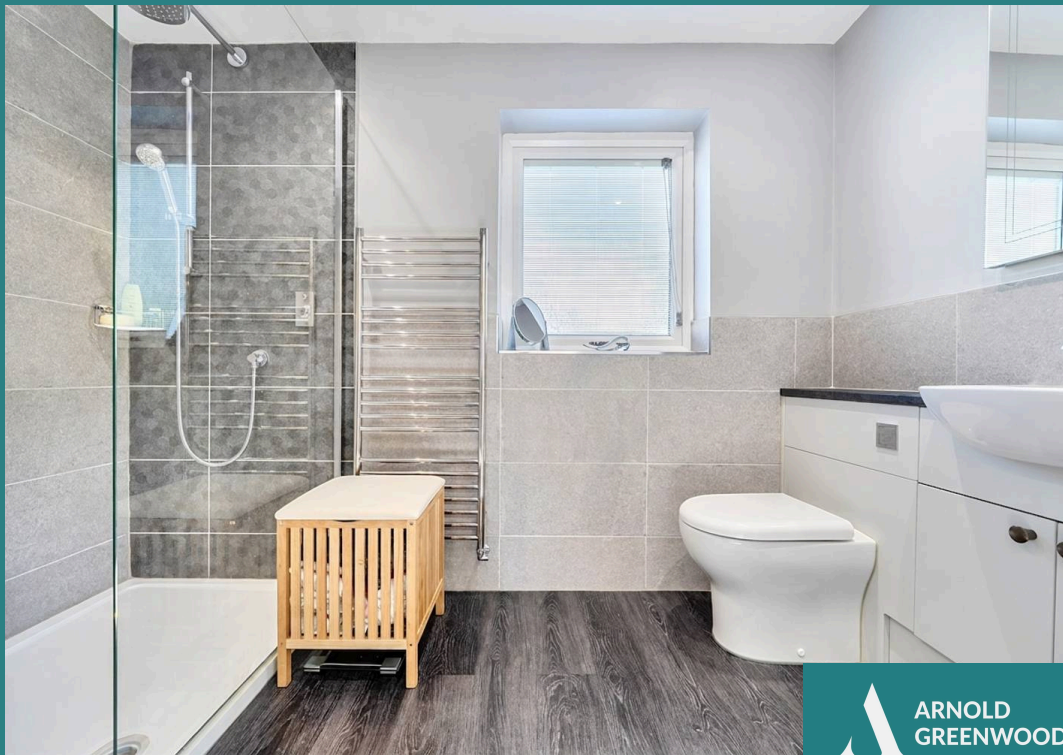
59 Bellingham Road

Kendal, Kendal

This beautifully presented three bedroom detached house offers spacious and versatile accommodation, ideal for modern family living, and is situated in a highly sought-after residential area to the south of Kendal town centre. The property features a generous entry hallway that leads into a bright and welcoming open plan living and dining area, with elegant French doors providing seamless access to the garden. The contemporary kitchen is equipped with a range of integrated appliances, ample storage and workspace, and a with direct access to the attached garage with fitted utility area. The lounge also benefits from French doors, allowing plenty of natural light and creating an airy, sociable space for entertaining or relaxing. Upstairs, the property boasts two large double bedrooms and a smaller double, all thoughtfully decorated and offering flexible accommodation options for families, guests, or those working from home. The modern family bathroom is fitted with a stylish walk-in shower, complemented by a ground floor W.C for added convenience. Practical features include driveway parking for up to three cars and an attached garage with internal access, ensuring ease of use and additional storage. The landing area is spacious and well-lit, enhancing the feeling of openness throughout the home. This property is perfectly positioned for access to local amenities, reputable schools, and transport links, making it an ideal choice for those seeking a comfortable and convenient lifestyle in Kendal.







GARDEN

The exterior of the property is equally impressive, with a spacious driveway leading to an attached garage. The front garden is well maintained and includes an allotment area with raised beds and greenhouse, perfect for gardening enthusiasts, while the rear garden is a true highlight with its expansive lawn, mature trees, and vibrant flower beds. A neatly paved patio area with outdoor seating provides an ideal setting for al fresco dining or relaxation, complemented by privacy fencing and a tranquil atmosphere. Access to the back garden is via the double gates at the front of the house.

GARAGE

Single Garage

DRIVEWAY

3 Parking Spaces



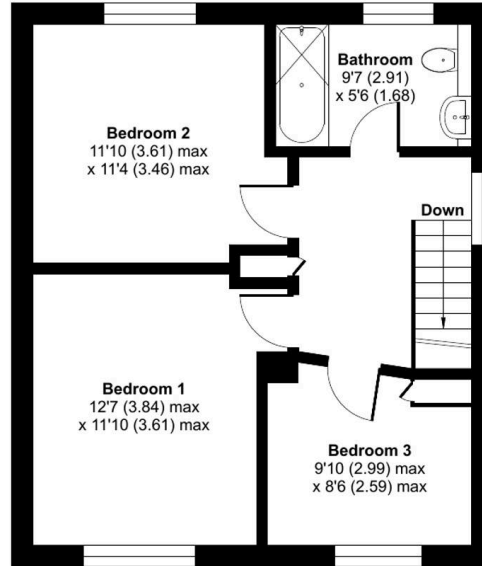
Bellingham Road, Kendal, LA9

Approximate Area = 1007 sq ft / 93.5 sq m

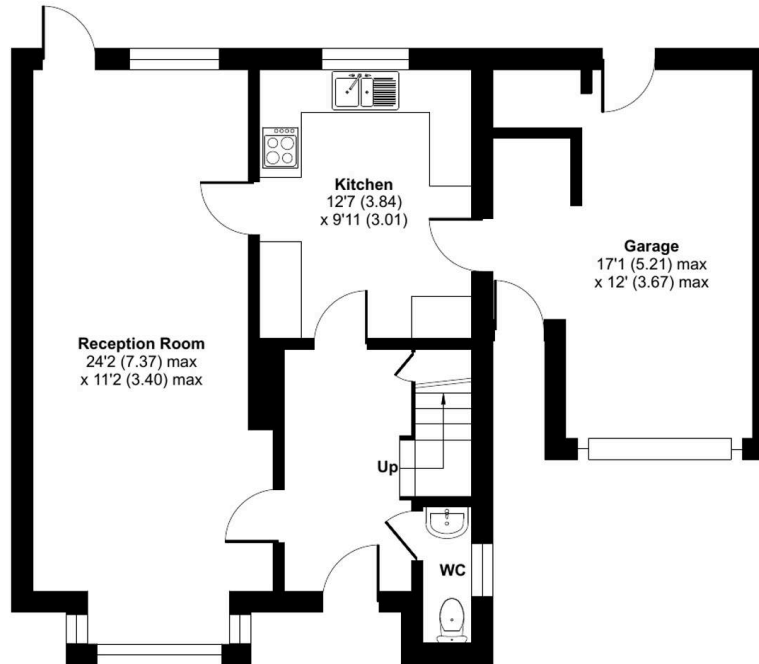
Garage = 187 sq ft / 17.3 sq m

Total = 1194 sq ft / 110.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase. Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.

