



Kendal

£235,000

30 Peat Lane, Kendal, Cumbria, LA9 6LA

Situated on a popular residential estate, this well-presented two-bedroom end-terrace home enjoys a convenient location within easy reach of local shops, schools and everyday amenities. Offering spacious accommodation, generous outdoor space and the added benefit of a versatile garden room, the property is perfectly suited to first-time buyers, downsizers or investors alike.

Quick Overview

- Well presented end of terrace
- Ample outside storage space
- Convenient location
- Spacious living room
- Fitted kitchen
- Two double bedrooms
- Modern bathroom
- Front and rear gardens
- Off road parking for two vehicles
- Ultrafast broadband speed*



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Ultrafast
Broadband



Driveway Parking

Property Reference: K7355



Driveway



Entrance Hall



Living Room



Living Room

The property benefits from double glazing and gas central heating throughout and occupies a generous corner plot with excellent outside storage, a recently installed driveway providing off-road and a delightful enclosed rear garden.

Stepping inside, the entrance hall provides access to the first floor and opens into the welcoming living room. This bright and spacious reception room overlooks the front garden and features an attractive fireplace with a coal-effect gas fire, marble inset and matching hearth with a timber surround, creating a cosy focal point.

To the rear, the fitted kitchen offers a range of wall and base units with complementary work surfaces incorporating an inset sink and drainer. Integrated appliances include an electric oven, four-ring gas hob and concealed extractor hood and space for fridge/freezer. A window overlooks the rear garden, while a door provides direct access outside.

The first floor offers two generous double bedrooms. The principal bedroom enjoys views over the front garden and benefits from built-in storage, while the second double bedroom overlooks the rear and also features a useful built-in cupboard.

The contemporary bathroom has been stylishly updated and comprises a panelled bath with rainfall shower and handheld attachment, vanity unit with wash hand basin and WC. Finished with part-panelled and part-tiled walls, a heated towel rail, recessed spotlights and a window providing natural light.

Externally, the property stands on an attractive corner plot. To the front is a newly laid driveway providing valuable off-road parking, with the dropped kerb for two vehicles. Steps lead down to a lawned garden with mature trees and shrub borders, while a pathway continues around the side of the property where there is a timber shed and gated access to the rear garden.

The enclosed rear garden features a patio seating area, mature flower beds and the added convenience of an outside water tap. A standout feature is the detached garden room, offering a versatile space ideal as a hobby room or home office, together with additional storage. An external store provides further practical storage and houses the wall-mounted gas boiler.

This fantastic home combines comfortable accommodation with versatile outside space in a sought-after residential location.

Early viewing is highly recommended to fully appreciate everything this excellent property has to offer.



Kitchen



Kitchen



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

Accommodation with approximate dimensions

Ground Floor

Entrance Hall

Living Room

16' 8" x 11' 9" (5.09m x 3.6m)

Kitchen

6' 10" x 11' 9" (2.1m x 3.6m)

First Floor Landing

Bedroom One

9' 6" x 14' 11" (2.92m x 4.55m)

Bedroom Two

14' 0" x 8' 4" (4.29m x 2.55m)

Bathroom

Outside Store

Parking:

A recently installed driveway enhances the property's frontage, with the dropped kerb.

Property Information:

Tenure:

Freehold.

Services:

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

Council Tax:

Westmorland and Furness Council Tax - Band B

Energy Performance Certificate:

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

Viewings:

Strictly by appointment with Hackney & Leigh.

What3Words & Directions:

///ranch.tribune.arrow

Situated on the popular residential estate of Sandylands. The property can be found by turning onto Sandylands from the Sedbergh Road. Take the second turning right onto Peat Lane and follow the road up the hill with the property being on your right hand side just after the Coniston Drive junction.



Bathroom



Bathroom



Rear Yard



Rear Yard



Rear External

Anti-Money Laundering Regulations:

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).

Meet the Team

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Viewings available 7 days a week
including evenings with our
dedicated viewing team
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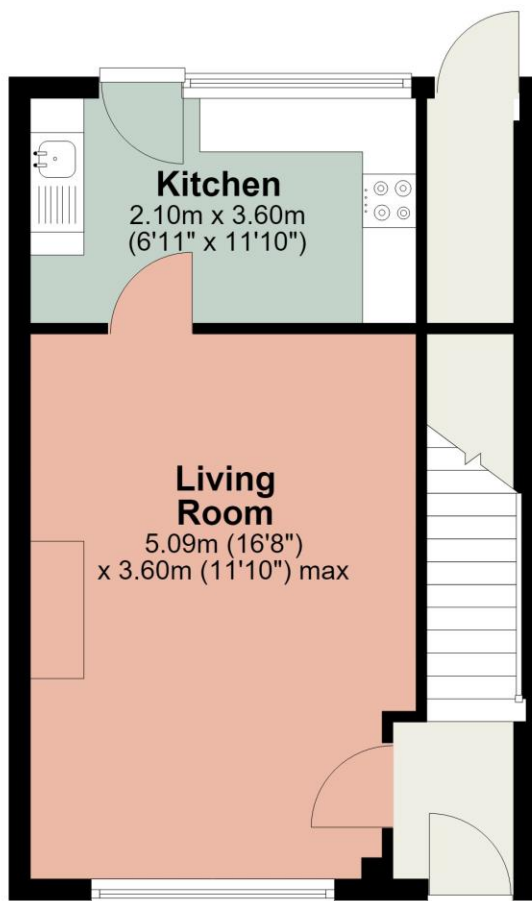


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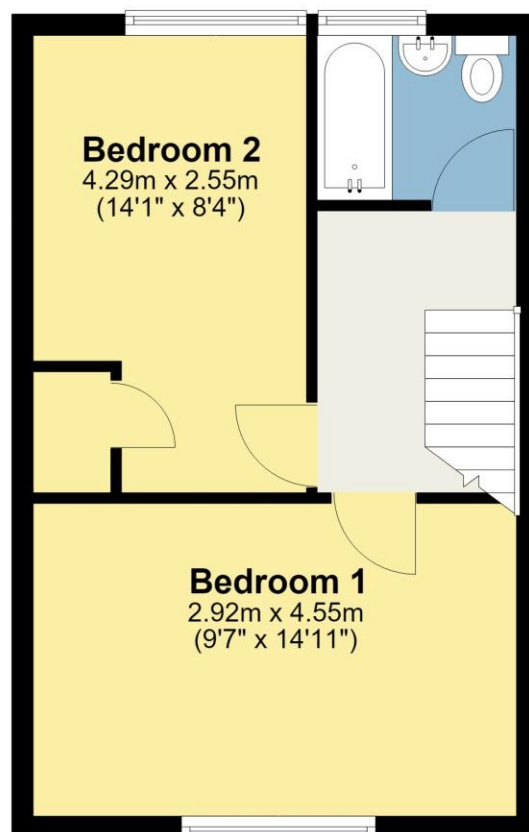
Ground Floor

Approx. 32.8 sq. metres (352.9 sq. feet)



First Floor

Approx. 33.1 sq. metres (356.4 sq. feet)



Total area: approx. 65.9 sq. metres (709.3 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.

30 Peat Lane, Kendal

A Thought from the owners...

"Over the years, my home has been designed to accommodate my hobbies and interests – its bright, spacious and calm."

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