

# Property Information Form

## Basic Details

Property Address: **36 Sparrowmire Lane, Kendal**      Property Type: **Semi-detached house**  
Approximate Year Built: **1950s**      Number of Bedrooms: **3**  
Number of Bathrooms: **1 bathroom, plus a downstairs WC (two toilets in total)**  
Number of Reception Rooms: **Living room and kitchen diner**      Tenure: **Freehold**

## Improvements

*Work carried out by previous owners:*

29/09/1997 Cavity Wall insulation and loft insulation.

Roof cleaned and couple of broken slates replaced (information supplied by neighbours).

*Work carried out by current owners:*

01/02/2019 : Electrical consumer unit replaced and double sockets added to all rooms.

06/02/2019 : New kitchen with new integrated appliances fitted.

06/02/2019 : Outdoor tap for the garden set up.

26/05/2020: back boiler removed from chimney, chimney bricked up and vent put in place, chimney cowl fitted.

25/07/2023 : loft space boarded and loft hatch moved to bedroom for easier access.

25/07/2023 : added insulation, 40 m<sup>2</sup> of 170 mm insulation put in the loft, added on top of insulation that was already there.

07/08/2023 : fitted new toughened double glazed unit to large window in front large bedroom, new double glazed units to kitchen door and new locking rail.

01/07/2024 : brand new gas boiler installed downstairs; new central gas central heating installed throughout the property (new heaters everywhere); toilet and bathroom upstairs separated (brand new suite fitted); downstairs toilet created.

06/2025 and 03/06/2026: Boiler serviced

Certificates available for electrical, gas and loft work carried out.

## Practical Details

Council Tax Band: B      On street parking (no restrictions)

Boiler has a 10 year guarantee, so now 8 years guarantee left.

Excellent optic fiber broadband . Good mobile signal as house is higher than houses around.

## Neighbourhood & Location : ***What we like best about the house and local area...***

Nice warm house in winter with the gas central heating.

And cool downstairs in summer because the house was well built.

Friendly and helpful neighbours.

Beautiful views from every window.

Big wildlife friendly garden.

Close to Kendal town centre and the Lake District.

Easy access to the riverbank and lots of local walks.

Lovely sunrise from the garden side of the house. And beautiful sunset from the road side of the house.

We hope you enjoyed viewing 36 Sparrowmire Lane and you find this information useful.

It has been a very happy home for us for the past 8 years 😊