HACKNEY & LEIGH

Kendal

£185,000

24 Longlands View, Kendal, Cumbria, LA9 6HJ

Welcome to 24 Longlands View, a well-presented and quirky, three-bedroom mid-terraced home, ideally situated in a popular residential area of Kendal. Conveniently located just a short distance from Kendal town centre, the property enjoys easy access to a wide range of local amenities, highly regarded primary and secondary schools, supermarkets, healthcare facilities and excellent transport links. South Lakes Retail Park is just a stone's throw away, offering a fantastic selection of shops and everyday conveniences. The property also benefits from a new roof installed in 2023, along with 10 solar panels and a battery storage system, also fitted in 2023, with surplus electricity exported back to the National Grid. Combining spacious accommodation with an abundance of storage throughout, this home offers an open plan living and dining area, a well-equipped kitchen and three bedrooms, making it an excellent choice for a variety of purchasers.

3 | 1 | 1 | D | *Ultrafast Broadband* | *On-Street Parking*

Quick Overview

- Mid-terraced house
- Three bedrooms
- Spacious living space
- Compact fitted kitchen
- Ample storage space throughout
- Near to schools and local amenities
- Ideal first-time buyer home
- Good transport links
- Short distance to Lake District
- Ultrafast broadband speed*

Property Reference: K7345

Entrance Hall

Kitchen

Kitchen

Dining Area

Approached via a pathway, steps lead up to the front entrance. Before entering the property, a useful external storage cupboard can be found within the porch area, currently housing the freezer but offering a versatile space for bicycles, gardening equipment or additional household storage.
Stepping inside, the entrance hallway provides space for hanging coats and storing shoes, with a further built-in cupboard ideal for everyday household items. Continuing through the hallway, a useful understairs area can be found, previously utilised as a compact home office, offering the perfect space for home working or children completing homework.

The kitchen is fitted with a range of wall and base units and benefits from a four-ring AEG induction hob with an integrated Bosch oven and grill below, extractor hood above, integrated Neff microwave, integrated Bosch dishwasher, plumbing for a washing machine. Tiled splashbacks complement the worktops, whilst a sink with half drainer sits beneath a rear aspect window overlooking the garden.

An opening leads seamlessly through into the spacious open plan living and dining room, creating an ideal layout for both everyday family living and entertaining. The living area features a charming original wooden mantel with stone hearth, creating an attractive focal point, alongside a large front aspect window allowing plenty of natural light to flood the room. To the rear, the dining area comfortably accommodates a family dining table and a rear aspect window. A door leads into the rear porch, providing additional storage for coats, shoes and bicycles, with direct access to the rear yard.

Stairs rise to the first-floor landing, where the three bedrooms, shower room, WC and additional storage can be found. Bedroom Three is positioned to the front of the property and is a comfortable single room, making it ideal as a nursery, child's bedroom or home office. Bedroom One is a generous double bedroom overlooking the front aspect and benefits from a built-in wardrobe/storage cupboard.

An airing cupboard with shelving provides practical storage for towels and linen. Bedroom Two overlooks the rear garden and includes a further built-in storage cupboard, which also houses the hot water cylinder, this room is currently being utilised as a study.

The separate WC comprises a low-level WC, heated towel rail and rear aspect window. Adjacent is the shower room, fitted with a corner shower enclosure with handheld shower attachment, vanity wash hand basin with storage beneath, heated towel rail, tiled flooring and a rear aspect window.

Externally, the property enjoys two elevated front garden areas positioned either side of the entrance steps, providing pleasant seating areas surrounded by mature plants and shrubs, perfect for enjoying the afternoon and evening sun. To the rear is a sheltered courtyard, with steps leading to a raised garden area planted with a variety of fruit trees and bushes, creating a lovely outdoor space to enjoy.

Whether you're taking your first step onto the property ladder, looking for a family home close to well-regarded schools and local amenities, downsizing to a low-maintenance property, or searching for a lock-up-and-leave base within easy reach of the Lake District

Living Room

Bedroom One

Bedroom Two

Bedroom Three

Shower Room

WC

National Park, 24 Longlands View offers versatile accommodation in a highly convenient location. With Kendal's town centre, train and bus stations, local bus routes and excellent road links all close by, this is a property not to be missed.

Accommodation with approximate dimensions:

Entrance Hall

Storage Cupboard
6' 5" x 3' 4" (1.98m x 1.03m)

Kitchen
6' 5" x 9' 6" (1.97m x 2.91m)

Dining Room
7' 6" x 8' 0" (2.29m x 2.44m)

Living Room
11' 8" x 11' 4" (3.57m x 3.47m)

Rear porch
7' 6" x 8' 0" (2.29m x 2.44m)

First floor

Bedroom three
6' 5" x 10' 1" (1.96m x 3.08m)

Bedroom One
9' 8" x 11' 0" (2.97m x 3.37m)

Airing Cupboard

Bedroom Two
6' 10" x 11' 1" (2.1m x 3.4m)

WC

Showeroom

Parking:
On-street parking

Property Information:

Tenure:
Freehold

Council Tax:
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:
///sourced.whimpered.drill
Leaving Kendal on Appleby Road take the right turning into Fowling Lane, continue to the bottom and turn left onto

Staircase

Rear Garden

Front Garden

Front Garden

Front External

Longlands view, halfway down the street, the property can be found on the right hand side over the courtyard.

Viewings:
Strictly by appointment with Hackney & Leigh.

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).

Agent Note: Please note the vendor of the property is a family member of an employee at Hackney and Leigh.

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call 01539 729711 or request online.

Need help with **conveyancing**? Call us on: 01539 792032

Can we save you money on your **mortgage**? Call us on: 01539 792033

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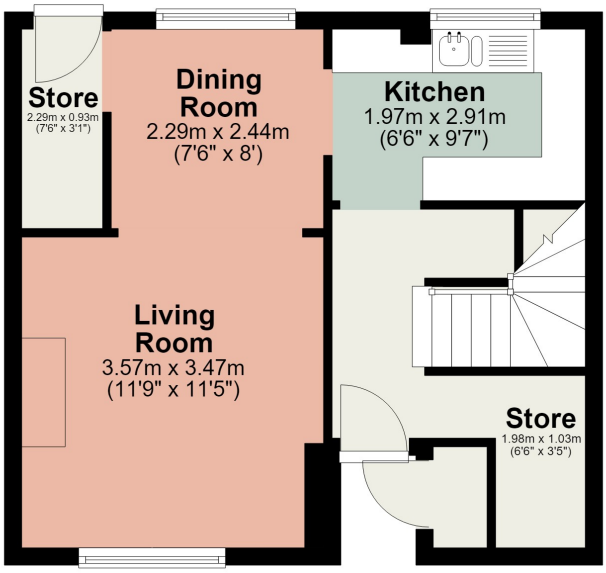
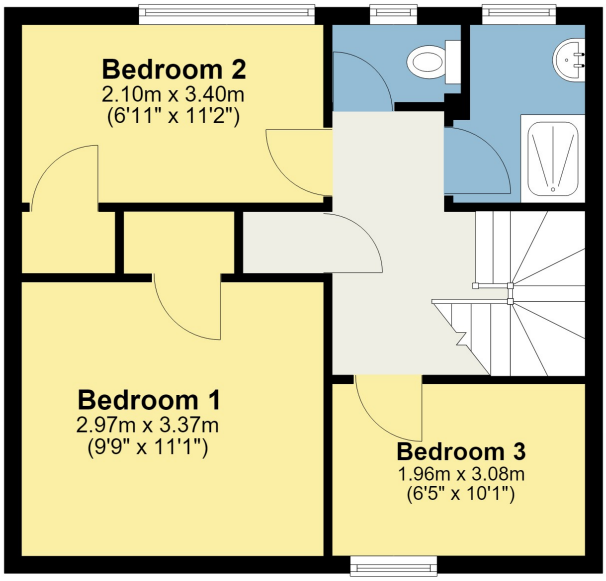
Ground Floor

Approx. 37.0 sq. metres (398.6 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.6 sq. feet)



Total area: approx. 75.8 sq. metres (816.2 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.

24 Longlands View, Kendal

A thought from the owners...

"A quiet, economical home, not overlooked, with good views to the fells and Kendal Castle."

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 03/08/2026.