

HACKNEY & LEIGH

Kendal

£350,000

21 Helsington Road, Kendal, Cumbria, LA9 5JR

Set within a highly sought-after residential area on the southern fringes of town, this well-maintained three-bedroom semi-detached home offers spacious living, excellent amenities nearby and some truly beautiful views. Ideally positioned, the property is within walking distance of well-regarded local schools, major supermarket's, the leisure centre and the town centre, which offers a wide range of shops, cafés and services. Junction 36 of the M6 is also just a short drive away, providing easy commuter access.

Quick Overview

- Spacious semi-detached home
- Three bedrooms
- Two reception rooms
- panoramic views
- Fitted kitchen and adjoining utility
- Highly sought after location
- Close to local amenities
- Front and rear lawned gardens
- Driveway parking & Integral garage
- Ultrafast broadband available

Property Reference: K7171

3	1	2	D	*Ultrafast Broadband*	*Driveway & Garage*



Living Room



Dining Room



Kitchen



Utility

To the front, a driveway provides ample off-road parking and leads to the entrance for the integral garage. Upon entering the home you are greeted by a welcoming hallway, from here, a glass-paned door and side window lead into the cosy living room, which features a log effect electric fire with surround and mantle with a bright, open feel. This space opens partially into the dining room, a light-filled area with sliding glass doors that lead directly to the rear garden, creating a lovely flow between the living areas and outside space.

The fitted kitchen sits just off the dining area and is finished with warm wooden wall and base units, complemented by a four-ring gas hob, integrated oven, concealed extractor fan and dishwasher. An inset porcelain sink and drainer is positioned beneath a wide window overlooking the rear garden, with under-unit spotlights providing additional lighting.

Adjoining the kitchen is a generously sized utility room, offering further worktop space and plumbing for a washing machine. This practical space also houses the boiler and gives direct internal access to the garage, which is fitted with both power and lighting.

Upstairs, the spacious landing includes a linen cupboard and provides access to the three bedrooms and the family bathroom. Bedroom One is a large double, positioned at the front of the property and enjoys stunning panoramic views of the Helm and over the Lakeland Fells beyond Scroggs Wood. It also benefits from built-in mirrored wardrobes. Bedroom Two, overlooking the rear garden, is another spacious double with a built-in storage cupboard, while Bedroom Three is a comfortable single room that would make an ideal home office, guest room or child's bedroom while also enjoying the attractive front aspect as bedroom one.

The family bathroom is fully tiled and includes a heated towel rail, WC, vanity wash hand basin and a panelled bath with an overhead digital mixer Mira shower, creating a bright and functional space.

This is a superb opportunity to purchase a well-laid-out home in a convenient and desirable part of town, with spacious interiors, far-reaching views and easy access to local facilities and transport links. Don't miss the opportunity to make this property your new home.

Acomodation with approximate dimensions:

Entrance Hall:

Living Room: 13' 3" x 11' 7" (4.06m x 3.55m)

Dining Room: 10' 6" x 9' 8" (3.21m x 2.97m)

Kitchen: 11' 3" x 8' 8" (3.43m x 2.66m)

Utility: 8' 6" x 7' 11" (2.61m x 2.43m)

Garage: 16' 4" x 8' 7" (4.99m x 2.62m)

First Floor:



Bedroom One



Bedroom Two



Bedroom Three



House Bathroom



House Bathroom



Front Aspect

Bedroom One: 11' 7" x 11' 9" (3.54m x 3.59m)

Bedroom Two: 11' 7" x 9' 6" (3.54m x 2.90m)

Bedroom Three: 7' 10" x 8' 8" (2.41m x 2.65m)

House Bathroom:

Property Information:

Parking: Driveway parking & Integral garage

Services: Mains water, mains drainage, mains electricity & mains gas

Tenure: Freehold

Council Tax: Westmorland and Furness council tax band:

Energy Performance Certificate: The full energy performance certificate is available on our website and in our offices.

What3Words & Directions ///skins.assure.laptop

The property can be found by leaving Kendal on the Milnthorpe Road (A6) proceeding through the traffic lights at Romney Road and taking the second turning left opposite the Romney Arms onto Bellingham Road. Follow the road down and round, bearing right into Helsington Road and number 21 can be found on the right hand side.

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).



Rear External



Rear garden



Rear External



Rear Garden

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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.

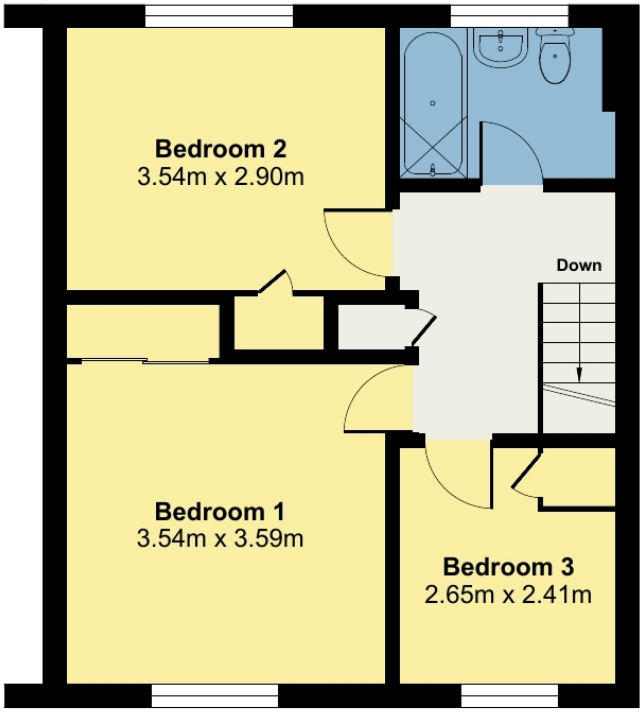


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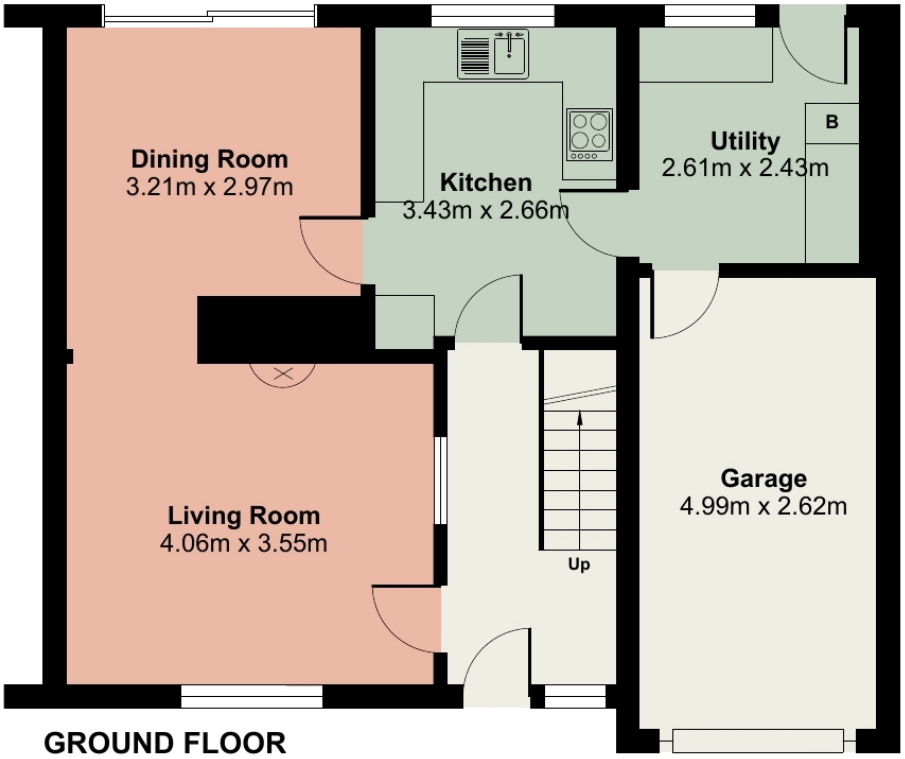
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Helsington Road, Kendal, LA9

Approximate Area = 1025 sq ft / 95.2 sq m
Garage = 140 sq ft / 13 sq m
Total = 1165 sq ft / 108.2 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1349606

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