



## White Stiles

Kendal, LA9 6DJ

Guide Price £275,000



- No Chain
- Ideal First Home
- Quiet Location
- Council Tax Band C

- Two Double Bedrooms
- Driveway And Garage
- Wood Burner
- Freehold Property

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Tucked away in a peaceful cul-de-sac and enjoying lovely open views across Jubilee Fields towards the Mintsfeet Nature Area, this charming stone-built home is offered with no onward chain and has been thoughtfully updated and modernised to create a warm, welcoming space—perfect for couples or a small family looking for a quiet, comfortable place to call home.

The accommodation comprises of a beautiful open plan kitchen/living area, WC located downstairs, two double bedrooms and one family bathroom.

The location is handy for the Kendal Town Centre, being just a 5 minute drive away and connections to local transport is excellent, with the West Coast rail line accessible at nearby Oxenholme Station and access to be on Shap road heading to the M6. Kendal has numerous well rated schools for children of all ages, and for further education there is the well rated Kendal College. In Kendal you will find a whole range of amenities including shops, bars, and restaurants and the town is served by a number of supermarkets.

## Entrance

Upon entering the property, you are immediately welcomed into this stunning home, where a beautiful wooden staircase draws the eye ahead and the inviting open-plan living area sits to your left.

## Living Room

Accessed from the entrance hall, the spacious open-plan living area immediately welcomes you in, centred around a charming wood burner that creates a wonderfully warm and cosy atmosphere. Open shelving runs along one side of the room, while the opposite side benefits from attractive built-in storage cupboards. The lounge area flows seamlessly into the kitchen, which is fitted with dark blue cabinetry, complemented by striking matching panelled walls and generous worktop space where you will also find space for a small dining table and chairs. There are windows at the front of the living room looking out onto the front elevation of the property.

## Kitchen

The kitchen is thoughtfully designed, featuring a single-drainer sink with mixer tap and space for a range cooker, complete with twin hot plates, double oven, grill and warming drawer. There is also space for an upright fridge freezer. Three windows overlook the rear of the property, flooding the room with natural light and enhancing the bright, welcoming feel of the space.

## WC

Accessed from the kitchen there is a door that leads into the rear porch area where you will find a WC with a toilet and access to the rear garden.

## Bedroom One

Accessed from the landing, Bedroom One is the larger of the two bedrooms and offers ample space for a double bed and wardrobe. The room features a useful built-in cupboard over the stairs, an original cast-iron fireplace, and attractive wooden flooring, all adding character and charm. The bedroom enjoys views over the front elevation of the property.

## Bedroom Two

Accessed from the landing, Bedroom Two is a comfortable double room with space for a double bed and wardrobe storage. Original wooden flooring adds warmth and character, while the window

overlooking the back elevation of the property at the Jubilee Fields, providing a lovely open outlook and a peaceful feel.

## Bathroom

The family bathroom is fitted with a modern three-piece suite, comprising a bath with wall-mounted and rainfall shower, WC, and a wash basin with vanity storage beneath. A built-in cupboard provides useful space for towels, with plumbing below to accommodate a washing machine. There is a window looking out onto the back elevation of the property bringing in natural light into the room.

## Gardens

The property enjoys both front and rear gardens, with the front offering a neat, manageable lawn ideal for planting and kerb appeal. To the rear, a generous lawned garden provides a safe and secure space for children to play or for family gatherings, bordered by established planting for privacy. A gate at the far end opens directly onto Jubilee Fields, offering families immediate access to open green space, countryside walks, and outdoor adventures right on the doorstep.

## Garage

The garage is detached and offers secure storage for outside gear such as bikes, garden equipment and extra storage, there is sheltered area before accessing through the door which is perfect for seating.

## Parking

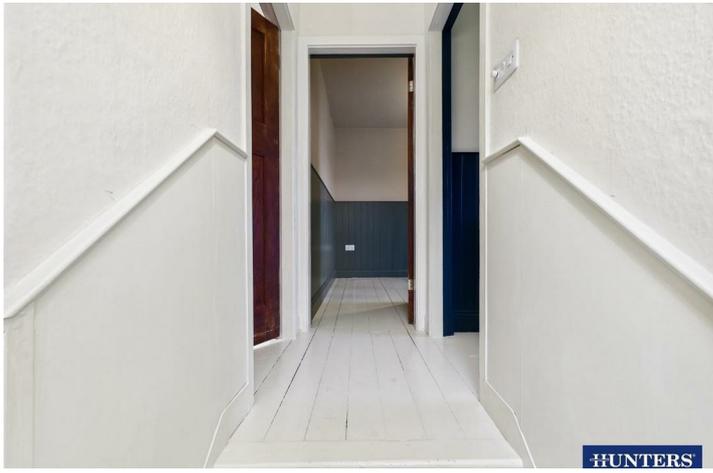
There is a driveway for one car and two permits for on street parking.

## AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

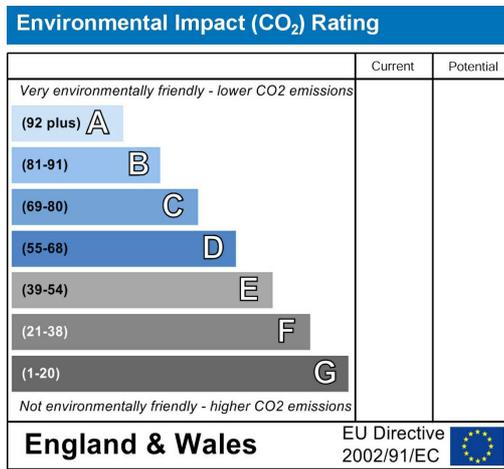
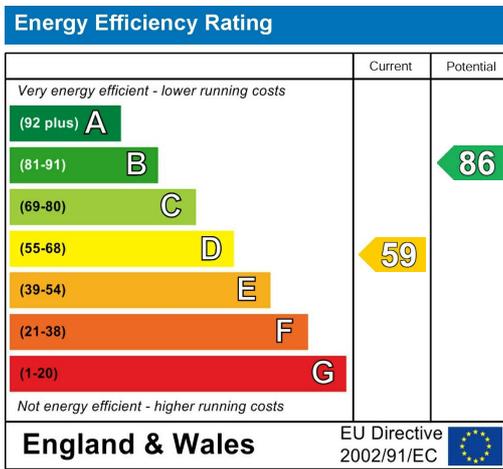
# Floorplan







### Energy Efficiency Graph

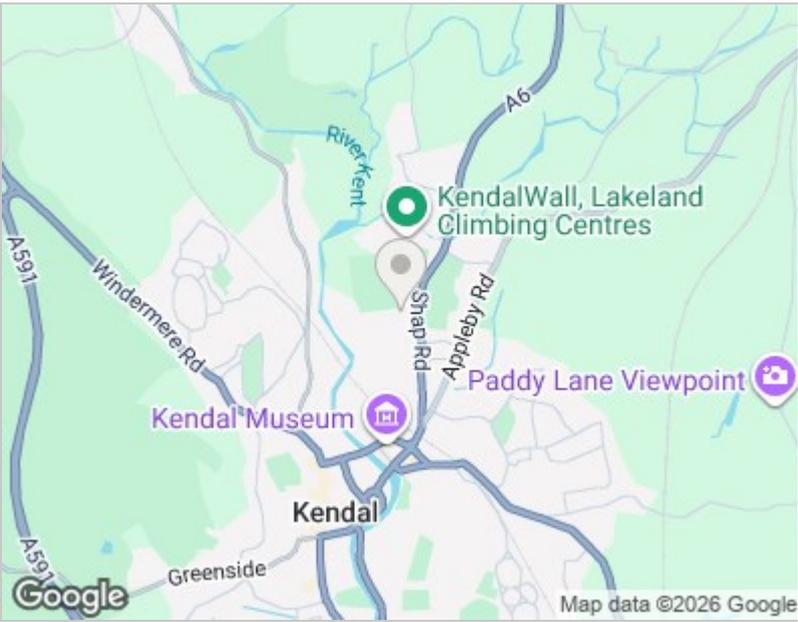


### Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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