



Kendal

£275,000

30 Castle Green Lane, Kendal, Cumbria, LA9 6BB

Welcome to 30 Castle Green Lane, a well-presented detached bungalow situated on the sought-after Castle Green Lane in Kendal. Offering an easy-to-manage layout with two double bedrooms, off-road parking and a detached garage, this property is ideal for first-time buyers, downsizers or investors looking for a promising opportunity. With no upward chain, early viewing is highly recommended.

Entering through the front door, you are welcomed into the entrance hall which provides access to all living areas.

Quick Overview

Well presented detached bungalow
Easy to manage layout
Convenient location
Living room and fitted kitchen
Two bedrooms
Bathroom
Off road parking
No upward chain!
Early viewing recommended!
Ultrafast Broadband available



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Ultrafast



Off road
parking

Property Reference: K7210



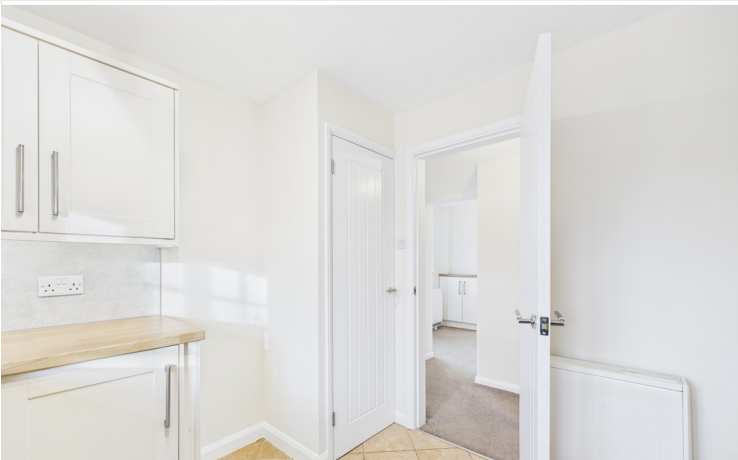
Entrance Hall



Living Room



Kitchen



Kitchen

The living room benefits from a dual aspect, with front-facing views across Kendal and towards Kendal Castle, while the rear aspect enjoys open views across the surrounding fields.

The front-aspect kitchen is fitted with a range of attractive wall and base units complemented by work surfaces with an inset sink and drainer. There is an integrated oven with a four-ring electric hob and concealed extractor, plumbing for a washing machine, space for a fridge freezer and a storage cupboard housing the hot water cylinder.

There are two well-proportioned double bedrooms. Bedroom one enjoys a dual aspect, while bedroom two offers a peaceful rear aspect with views over open fields.

The bathroom is fitted with a three-piece suite comprising; a panel bath with shower over, WC and wash hand basin. It is finished with part panelled walls, a window for natural light and a heated towel rail.

Outside, the property offers paved areas to the front and side, providing convenient parking along with an outside tap, additionally the large gravelled area provides an ideal blank canvas for those wishing to enjoy outdoor living. A detached garage adds further practical storage or parking options.

Offered for sale with no upward chain, this property presents an excellent opportunity, early viewing is highly recommended.

Ground Floor

Entrance Hall

Living Room

11' 10" x 12' 9" (3.63m x 3.89m)

Fitted Kitchen

Bedroom One

11' 9" x 10' 10" (3.59m x 3.32m)

Bedroom Two

12' 11" x 8' 7" (3.96m x 2.64m)

Bathroom

Detached Garage

Parking: Off road parking.

Property Information:

Tenure: Freehold

Annual service charge of £301.53 for 2025, covering grounds maintenance, upkeep of drives (including annual chipping top-ups) and gritting.

Council Tax: Westmorland and Furness Council - Band D

Services: 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: ///bottom.follow.voter

Situated, fronting Castle Green Lane the property can be found from Kendal Town Centre, by proceeding along Sandes Avenue and Station Road taking the turning into Wildman Street and the first left onto Castle Street. Follow the road up proceeding under the railway bridge, continue along Castle green lane and pass the turning for Oak Tree Road on your left, take the second left into the courtyard and number 30 can be found on the right hand side.

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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Bedroom One



Bedroom Two



Bathroom



Front Elevation



Approximate total area^m
54.2 m²
582 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 15/12/2025.

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