



Kendal

£215,000

25 Rinkfield, Kendal, Cumbria, LA9 7LP

25 Rinkfield is a well-presented three-bedroom semi-detached home, occupying a popular residential position within Kendal. Ideally suited to first-time buyers, young families or those looking to upsize, the property enjoys excellent access to a wide range of local amenities, including Kendal Leisure Centre, well-regarded primary and secondary schools, Kendal College, supermarkets and local convenience stores. The town centre is also within easy reach, offering an excellent selection of shops, cafés, restaurants and transport links.

Quick Overview

- Semi-detached house
- Three bedrooms
- Spacious front aspect living room
- Low maintenance gardens
- Close to local amenities
- Ideal first-time buyer home
- Walking distance to schools
- Driveway parking
- No upward chain!
- Ultrafast broadband speed*



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Ultrafast
Broadband



Driveway Parking

Property Reference: K7348



Living Room



Kitchen



Bedroom Three



Bedroom One

The accommodation is well laid out and offers comfortable living throughout. Entering via the front door, you are welcomed into an entrance hallway with hanging space for coats and stairs rising to the first floor.

A door leads into the living room, a bright and inviting reception space featuring a front aspect bay window that fills the room with natural light. A stone fireplace with inset hearth creates an attractive focal point, whilst built-in storage cupboards within the chimney recesses provide practical storage.

To the rear of the property is the kitchen, fitted with a range of wall and base units complemented by matching work surfaces. Integrated appliances include a Lamona four-ring gas hob with oven, grill and extractor hood, together with an integrated Logik dishwasher. There is space for a freestanding fridge freezer and a small dining table, making it an ideal everyday family kitchen. A rear aspect window sits above the sink and drainer overlooking the garden, while a useful under-stairs storage cupboard provides additional household storage. A side door offers convenient access to the driveway and rear garden.

The first floor offers three bedrooms and the family bathroom. Bedroom One is a generous double room overlooking the rear garden, whilst Bedroom Two is another spacious double positioned to the front of the property. Bedroom Three is a single bedroom overlooking the rear, making an ideal child's room, nursery or home office.

The bathroom is fitted with a three-piece suite comprising a panelled bath with overhead shower attachment, WC and wash hand basin. The room also benefits from part tiled walls, a heated towel rail, a useful built-in wall shelf and a front aspect window. Loft access can also be found from the first floor landing.

Externally, the property benefits from a driveway providing off-road parking, alongside a low-maintenance front lawn. A pathway leads around the side of the property to the kitchen entrance and rear garden. To the rear is a pleasant gravelled seating area, perfect for outdoor dining or relaxing, with a small lawn beyond offering space for children or pets.

Offering well-proportioned accommodation in a highly convenient location close to schools, leisure facilities and everyday amenities, 25 Rinkfield is an excellent opportunity for first-time buyers or growing families looking to establish themselves in one of Kendal's most popular residential areas. Early viewing is highly recommended.

Accommodation with approximate dimensions:

Entrance Hall

Living Room

12' 10" x 13' 7" (3.93m x 4.15m)

Kitchen

16' 10" x 7' 10" (5.15m x 2.41m)

Understairs Cupboard

First Floor

Bedroom Three

6' 5" x 7' 11" (1.96m x 2.43m)

Bedroom One

9' 11" x 11' 4" (3.04m x 3.46m)

Bedroom Two

10' 5" x 8' 11" (3.18m x 2.72m)

Bathroom

Parking: Off-Road Parking

Property Information:

Tenure:

Freehold

Council Tax:

Westmorland and Furness Council - Band B

Services:

Mains gas, 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:

///sank.metro.drum

Take the right turning into Rinkfield by the post office and follow the road down and number 25 can be found on the corner of the right turn.

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).



Bedroom Two



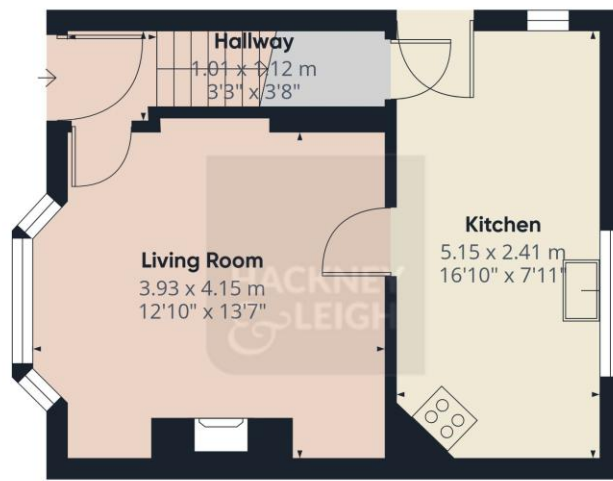
Bathroom



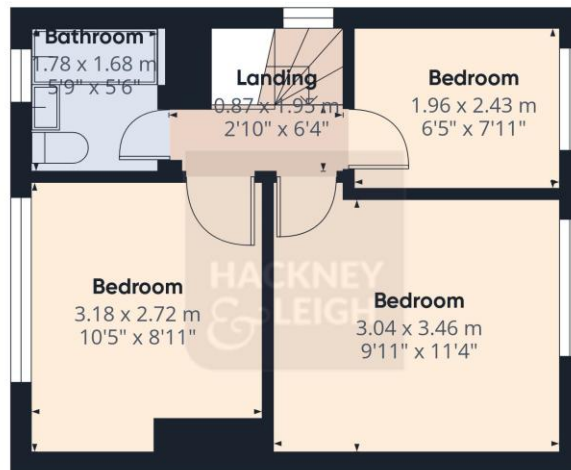
Rear Garden



Front External



Floor 0



Floor 1



Approximate total area⁽¹⁾
59.6 m²
641 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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