



## Kendal

£365,000

125 Vicarage Drive, Kendal, Cumbria , LA9 5BX

125 Vicarage Drive is a beautifully presented modern townhouse, situated in an elevated position with open countryside views to the front. Offering spacious and versatile accommodation across three floors, the property benefits from a garage, driveway parking, generous rear gardens, a spacious living room, dining kitchen, three well-proportioned bedrooms, including a principal bedroom with ensuite shower room, a contemporary house bathroom and large cloakroom. The property is further enhanced by stylish fitted premium blinds throughout, adding both a refined finish and practical comfort to each room.

### Quick Overview

- Spacious three-storey townhouse
- Elevated position with countryside views
- Bright living room with Juliet balcony
- Stylish dining kitchen
- Three good sized bedrooms
- House bathroom and ensuite shower room
- Off road parking
- Large integral garage
- Convenient location
- Ultrafast broadband speed\*



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Ultrafast  
Broadband  
Available



Garage &  
Driveway Parking

Property Reference: K7300



Dining Kitchen



Dining Kitchen



Living Room



Living Room

Located within a popular residential development to the south of the market town of Kendal, the property enjoys convenient access to local bus routes into the town centre, the Kendal By-Pass, well-regarded schools and Kendal College. Offered for sale with no onward chain, this is an ideal home for a range of buyers looking for a property ready to move straight into and enjoy.

Upon entering the property, the welcoming entrance hall provides access to the integral garage and staircase leading to the first floor. The spacious garage benefits from an up-and-over door, power and lighting, fitted base units and an inset sink, offering excellent storage and utility space.

The first floor landing gives access to the living room, dining kitchen, cloakroom and staircase to the second floor. The generously sized cloakroom is fitted with a WC and wash hand basin.

The impressive living room enjoys an elevated front aspect with full-height windows and patio doors opening onto a Juliet balcony, perfectly framing the attractive countryside views.

To the rear, the dining kitchen overlooks the garden and features patio doors leading directly outside. The kitchen has been fitted with stylish two-tone wall and base units complemented by contrasting work surfaces and an inset sink and half with drainer. Integrated appliances include; a Zanussi oven, four-ring gas hob with stainless steel extractor hood and matching splashback and a fridge/freezer. The wall-mounted Logic combination boiler is also located within one of the wall units.

The second floor provides access to all three bedrooms, the house bathroom and loft space.

The principal bedroom is a spacious double room enjoying stunning front-facing views through full-height windows and benefits from fitted wardrobes providing excellent storage. The room also benefits from an en-suite shower room fitted with a shower cubicle featuring both rainfall and handheld shower attachments, wash hand basin and WC. The en-suite is finished with part-tiled walls, tiled flooring, full length heated towel rail and shaver point, as well as a useful linen cupboard.

Bedrooms two and three are both well-sized rooms enjoying rear aspects overlooking the garden, with bedroom two also benefiting from fitted wardrobes.

The house bathroom is fitted with a modern three-piece suite comprising; a panel bath with overhead shower, wash hand basin and WC. Complemented by part-tiled walls, tiled flooring, wall cabinet, shaver point and a full length heated towel rail.

Externally, the property offers off-road driveway parking leading to the garage, a useful bin store and steps leading to the rear garden. The generous tiered rear garden enjoys elevated rooftop and countryside views beyond and has been designed for ease of maintenance with patio seating areas, decorative stone and lawned sections. Outside water tap and power points are also included.

An excellent opportunity to purchase a spacious and well-maintained home in a sought-after location. Early viewing is highly recommended to fully appreciate all that this property has to offer.



Bedroom One



En Suite To Bedroom One



Bedroom Two



Bedroom Three



House Bathroom



Cloakroom

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Integral Garage 22' 11" x 17' 8" (7.01m x 5.41m)

First Floor

Landing

Dining Kitchen 8' 5" x 17' 6" (2.59m x 5.35m)

Living Room 12' 2" x 17' 4" (3.71m x 5.30m)

Cloakroom

Second Floor

Bedroom One 12' 7" x 11' 6" (3.84m x 3.53m)

Ensuite Shower Room

Bedroom Two 11' 6" x 8' 7" (3.53m x 2.64m)

Bedroom Three 8' 6" x 8' 5" (2.60m x 2.59m)

Bathroom

Parking: Off road parking.

Property Information:

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band D.

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:

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).



Rear Garden



Rear Garden



Rear Garden



Rear External

Request a Viewing Online or Call 01539 729711

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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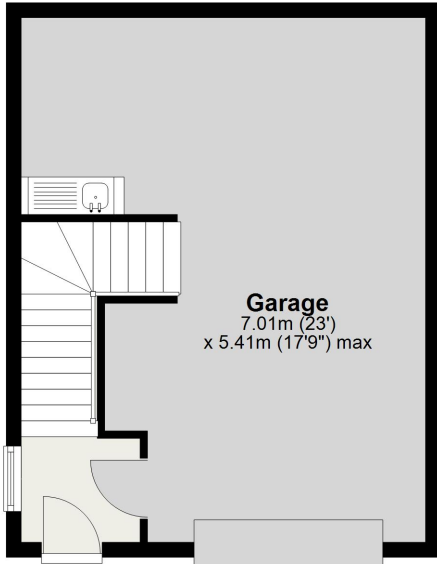


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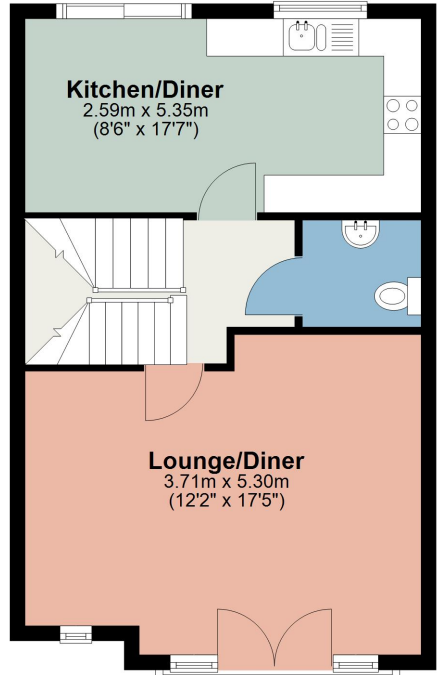
## Ground Floor

Approx. 38.0 sq. metres (409.3 sq. feet)



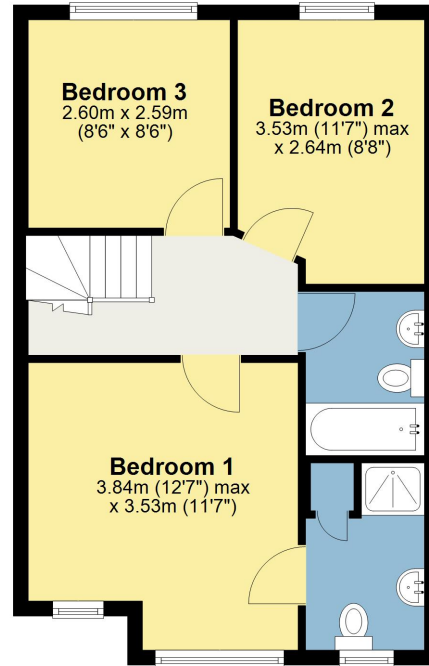
## First Floor

Approx. 45.2 sq. metres (486.3 sq. feet)  
(excluding Balcony)



## Second Floor

Approx. 43.0 sq. metres (462.9 sq. feet)



Total area: approx. 126.2 sq. metres (1358.6 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.

**125 Vicarage Drive, Kendal**

A thought from the owners...

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