



Kendal

£525,000

88A Milnthorpe Road, Kendal, Cumbria, LA9 5HP

Occupying a generous plot in a highly sought-after position on the southern fringes of Kendal, 88A Milnthorpe Road is a spacious detached three-bedroom bungalow offering exceptional potential. The property has been well maintained since its original construction and provides substantial, well-balanced accommodation, with clear scope for modernisation, reconfiguration or extension (subject to the necessary consents). Perfectly suited to a wide range of buyers, it combines space, flexibility and long-term opportunity in a highly convenient setting, just a stone's throw from well regarded local schools, Kendal College, supermarkets and the town centre; as well as excellent transport links via the M6, Oxenholme station and routes into the Lake District.

Quick Overview

- Detached Bungalow
- Three double bedrooms
- Two reception rooms
- Sought after location
- Great scope for development
- Generous plot
- No onward chain!
- Early viewing recommended
- Ultrafast broadband available
- Garage & Driveway Parking



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Ultrafast
Broadband
Available



Garage &
Driveway Parking

Property Reference: K7279



Entrance Hall



Living Room



Dining Room



Kitchen

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Set back from the road, a private driveway leads up to the property, creating a sense of seclusion on arrival. The driveway is owned by 88A, with a neighbouring property benefiting from a right of access across the lower section only.

A front porch opens into a spacious entrance hall, which provides access to all principal rooms. The hallway is particularly generous in size and includes two built-in storage cupboards, along with stairs leading down to the integral garage.

The living room is a bright and well proportioned space, positioned to the left-hand side of the property and enjoying far-reaching views towards Mount Helme. A stone fireplace with mantle creates a central focal point, while large windows allow natural light to fill the room, enhancing the space.

Flowing from the living room, a partially separated dining area provides a defined yet connected space ideal for both everyday use and entertaining. Sliding glass doors open directly onto the garden, creating an easy transition between indoor and outdoor living.

The kitchen is well proportioned and fitted with a range of wall and base units set over tiled flooring. It comprises an inset sink with drainer, four-ring gas hob with concealed extractor above, oven and space for a fridge freezer and plumbing for a dishwasher. A rear-facing window overlooks the garden and surrounding greenery.

Leading from the kitchen, the utility room offers additional storage with further wall and base units, an inset sink along with plumbing and space for both a washing machine and dryer. A side door provides direct access out to the garden.

The cloakroom is conveniently positioned off the inner hallway and comprises a WC and pedestal wash hand basin. The family bathroom is well appointed and comprises a large corner bath, separate shower enclosure, WC, pedestal wash hand basin and heated towel rail, finished with tiled walls.

All three bedrooms are well proportioned double rooms, reinforcing the sense of space throughout the property. The principal bedroom is positioned to the front and benefits from built-in wardrobes and a vanity or desk area, while the second bedroom is also a spacious front-facing double. The third bedroom is located to the rear of the property, presenting a flexible space.



House Bathroom



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three



Cloakroom

Externally, the property sits within a generous wraparound plot, mainly laid to lawn with established greenery. The size of the plot offers excellent potential for landscaping or further development, subject to the necessary consents and is a key feature of the property. In addition, there is a large integral garage with power and light, benefiting from an electric up-and-over door, providing excellent storage or secure parking.

Accommodation with approximate dimensions:

Entrance Hall

Living Room: 17' 7" x 16' 1" (5.36m x 4.91m)

Dining Room: 16' 6" x 9' 0" (5.05m x 2.76m)

Kitchen: 10' 4" x 17' 8" (3.15m x 5.40m)

Utility Room: 11' 1" x 5' 7" (3.4m x 1.72m)

Cloakroom

Bedroom One: 13' 5" x 12' 8" (4.11m x 3.88m)

Bedroom Two: 13' 5" x 12' 10" (4.09m x 3.92m)

Bedroom Three: 14' 4" x 9' 6" (4.37m x 2.92m)

House Bathroom

Garage: 20' 8" x 16' 3" (6.32m x 4.97m)

Property Information

Parking: Garage and Off road parking

Tenure: Freehold

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

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Council Tax: Westmorland and Furness Council Tax Band: F



Utility Room



External



External



Front Elevation



External

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words&Directions [///limp.under.plots](https://www.what3words.com/limp.under.plots)

Travelling south out of Kendal on the A6 Milnthorpe Road, proceed past the Stonecross Manor Hotel on the right-hand side. Take the second right-hand turning after the junction for the hotel. Continue up the private driveway and 88A is positioned at the top.

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).

Meet the Team

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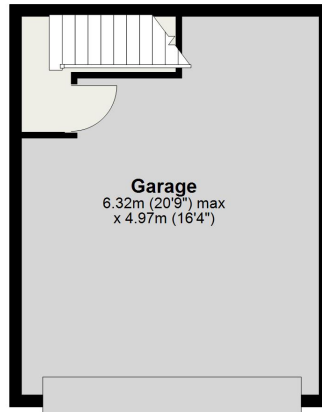


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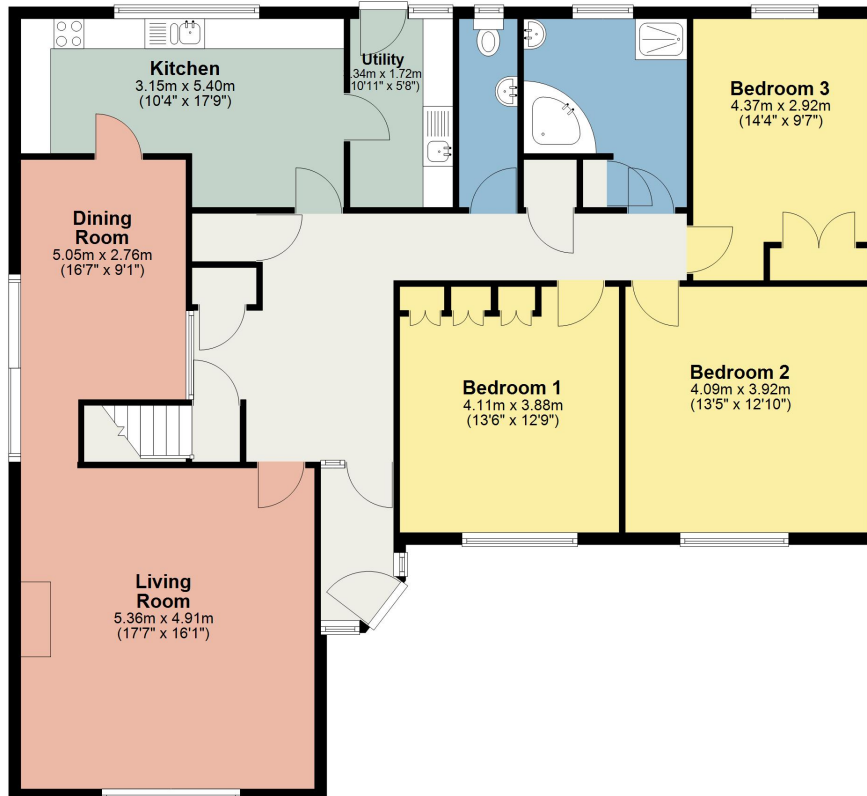
Garage

Approx. 31.4 sq. metres (338.1 sq. feet)



Ground Floor

Approx. 144.9 sq. metres (1559.7 sq. feet)



Total area: approx. 176.3 sq. metres (1897.7 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.

88A Milnthorpe Road, Kendal

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