

HACKNEY & LEIGH

Kendal

£240,000

3 Caroline Street, Kendal, Cumbria, LA9 4SH

Situated just off Windermere Road, a short distance from the ever-popular area of Kendal Green, 3 Caroline Street is a charming and characterful home offering a wonderful blend of traditional features and modern convenience. Ideally suited to first-time buyers looking to take their first step onto the property ladder, or investors seeking an appealing addition to their portfolio, this delightful property enjoys a particularly convenient position within easy walking distance of Kendal town centre.

Quick Overview

- Charming stone built terraced property
- Two double bedrooms
- Useful cellar
- Great location for Kendal amenities
- Ideal first property or investment
- Low maintenance rear yard
- Wood burning stove
- No onward chain!
- Ultrafast broadband available
- Permit parking

Property Reference: K7404

2	1	1	G	*Ultrafast*	*Permit Parking*



Living Room



Living Room



Kitchen



Bedroom One

The location is equally appealing for those who enjoy the outdoors, with a wealth of scenic walking routes accessible on foot, including Serpentine Woods, Kendal Golf Club and the routes leading towards Scout Scaur, where some wonderful elevated views across Kendal and the surrounding Lakeland fells can be enjoyed. There is also excellent access towards Windermere and the wider Lake District National Park via Plumgarths Roundabout, alongside convenient links to Junction 36 of the M6 via the A591 bypass.

Upon entering, you are welcomed into a dual-aspect living room with space for a designated dining area, where the eye is immediately drawn to the cosy wood-burning stove, set within an attractive exposed stone inglenook with a characterful beam above. Floating shelves have been thoughtfully incorporated into the fireside recess, with a slate hearth completing this lovely focal point. A door beneath the staircase provides access to the cellar, offering useful additional storage or exciting potential for a future owner to explore, subject to any necessary consents.

To the rear, the modern fitted kitchen is finished with navy blue base units complemented by warm oak worktops and partially tiled walls. Integrated appliances include an electric hob and extractor, alongside an inset sink with drainer, with additional space and plumbing for a washing machine and space for a fridge freezer. A door provides direct access out to the rear yard.

To the first floor, bedroom two is a generous double bedroom enjoying a front-facing aspect, with a beautiful exposed stone inglenook and substantial wooden beam adding further character and charm. Also on this level is the contemporary shower room, thoughtfully appointed with a WC, wash hand basin and separate shower enclosure with attractive panelled walls. An anthracite heated towel rail adds a stylish finishing touch.

A staircase continues to the second floor, where the impressive principal bedroom awaits. This wonderfully spacious room is a real highlight of the property, featuring elevated ceilings, dual-aspect windows and attractive exposed stonework, creating a lovely sense of character and individuality. The rear-facing aspect perfectly frames delightful views across the surrounding Lakeland fells, providing a beautiful outlook to wake up to. Offering excellent proportions and versatility, this is a particularly impressive space with scope to accommodate a variety of furniture arrangements.

Externally, the property benefits from a private, low-maintenance rear yard, providing a lovely spot for a small bistro set, enjoying a morning coffee or relaxing outdoors. A useful external outbuilding also provides convenient storage, ideal for bicycles and outdoor equipment. To the front, permit parking is available.

Accommodation with approximate dimensions
Cellar:
Open plan living/dining room:
19' 11" x 13' 3" (6.09m x 4.05m)
Kitchen:
First Floor
Bedroom Two:
11' 6" x 13' 1" (3.51m x 4.00m)
Shower Room
Second Floor
Bedroom One:
19' 10" x 13' 3" (6.05m x 4.06m)

Property Information

Parking: Permit Parking

Tenure: Freehold

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

Council Tax: Westmorland and Furness council tax band: C

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

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions: ///marker.decreased.looked

The property can be found by leaving Kendal on Stricklandgate, proceed onto Windermere Road at the traffic lights and take the second right turn onto Caroline Street. Number 3 can be found on the right hand side.

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



Shower Room



Cellar



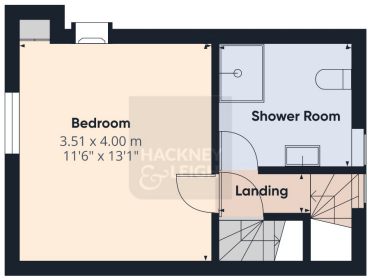
Back yard



Floor -1

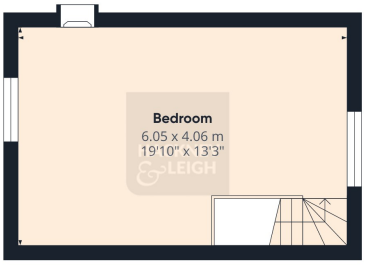


Floor 0





Floor 1



Floor 2

Approximate total area(1)

96.5 m²

1038 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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