



Kendal

£375,000

8 Bellingham Road, Kendal, Cumbria, LA9 5JW

Situated within one of Kendal's most desirable residential areas on the ever-popular southern side of town, 8 Bellingham Road enjoys an enviable position combining peaceful family living with excellent convenience. Kendal's bustling market town centre is within easy reach and offers an extensive range of independent shops, supermarkets, cafés, restaurants, leisure facilities and highly regarded schools. The property is ideally placed for commuters, with Oxenholme railway station providing direct services to London and Glasgow, whilst Junction 36 of the M6 is readily accessible. Surrounded by the stunning landscapes of the Lake District National Park and Yorkshire Dales, the location perfectly balances accessibility, amenities and outdoor lifestyle opportunities.

Quick Overview

- Semi-Detached House
- Three Bedrooms
- Sought after location
- Extended open plan dining kitchen
- Log burning stove
- Large rear garden
- Modern shower room
- Excellent transport links
- Driveway Parking
- Ultrafast Broadband Available



3



1



2



TBC



Ultrafast
Broadband



Off Road Parking

Property Reference: K7314



Front External



Entrance Hall



Living Room



Living Room

Occupying a generous plot, this attractive semi-detached family home offers beautifully presented accommodation throughout, thoughtfully enhanced to create bright, open-plan living spaces perfectly suited to modern family life.

Upon entering, a welcoming entrance hall immediately creates a sense of space and light, enhanced by Velux roof windows overhead and a spacious staircase ascending to the first floor. The property also benefits from underfloor heating throughout the ground floor.

Undoubtedly the heart of the home is the impressive open-plan dining kitchen positioned to the rear. Thoughtfully opened up and enhanced with roof lights, the space is flooded with natural light and enjoys a wonderful connection to the garden beyond. The contemporary kitchen is fitted with a range of sleek gloss wall and base units complemented by granite work surfaces including a peninsular worktop. Integrated appliances include a Bosch induction hob with concealed extractor above, Bosch oven and grill, dishwasher and fridge freezer. The peninsular island further incorporates an integrated washing machine and tumble dryer, creating a practical and sociable workspace.

Adjacent to the kitchen, the spacious dining area provides ample room for entertaining and family gatherings, whilst large glazed french patio doors frame views of the garden and open directly onto the decked seating area, seamlessly blending indoor and outdoor living. Adding warmth and character to the space, a charming inglenook fireplace houses a log-burning stove, creating a cosy focal point throughout the seasons.

Double oak doors open into the inviting living room, positioned to the front of the home. This comfortable reception room enjoys a peaceful outlook and features a further characterful inglenook open fireplace as its central focal point.

Located just off the kitchen, a useful cloakroom is fitted with a WC and wash hand basin, whilst a separate door provides convenient direct access to the side of the house and both gardens.

To the first floor, a striking arched window floods the landing with natural light, continuing the bright and airy feel found throughout the home. The principal bedroom is situated to the front elevation and enjoys a pleasant outlook. Bedroom two is positioned to the rear and benefits from truly spectacular panoramic views towards the historic ruins of Kendal Castle, Benson Knott and the surrounding Lakeland fells. This well-proportioned double bedroom and also includes a built-in storage cupboard housing the boiler. Bedroom three offers excellent versatility and is ideally suited as a nursery, home office or single bedroom.

The contemporary shower room is stylishly appointed and comprises a generous shower enclosure with glazed screen, floating wash hand basin, illuminated vanity mirror, WC, heated towel radiator and complementary tiling.

Externally, the property continues to impress with a substantial rear garden, predominantly laid to lawn and bordered by mature trees and hedging. The generous outdoor space is ideal for families, gardening enthusiasts and outdoor entertaining, further enhanced by a pond, greenhouse and decked seating area. To the front, the driveway provides convenient off-road parking.



Open plan kitchen / diner



Open plan kitchen / diner



Kitchen



Kitchen



Bedroom One



Bedroom Two

8 Bellingham Road is a superb family home occupying a generous plot within one of Kendal's most sought-after residential locations. Combining stylish open-plan living, character features, outstanding views and a substantial garden, the property offers the perfect blend of modern family living and outdoor lifestyle, all within easy reach of Kendal's excellent amenities, transport links and the spectacular landscapes of the Lake District.

Accommodation with approximate dimensions

Entrance Hall

Open plan dining kitchen:

21' 2" x 17' 5" (6.47m x 5.33m)

Living Room:

10' 7" x 11' 3" (3.24m x 3.44m)

Cloakroom

First Floor

Bedroom One:

10' 8" x 11' 6" (3.27m x 3.51m)

Bedroom Two:

8' 7" x 9' 8" (2.63m x 2.96m)

Bedroom Three:

6' 5" x 6' 2" (1.96m x 1.88m)

House Shower Room

Property Information

Parking:

Driveway Parking

Tenure:

Freehold

Services:

Mains gas, mains electricity, mains water and mains drainage

Council Tax:

Westmorland and Furness Council Tax Band: D

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:

///track.tone.best

Bellingham Road can be found by leaving on the Milnthorpe Road, just before Romneys pub, turn left onto Bellingham Road, number 8 can be found on the left handside.

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Bedroom Three



Showerroom



Rear Garden



Rear Garden



Rear External

Anti-Money Laundering Regulations:

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Meet the Team

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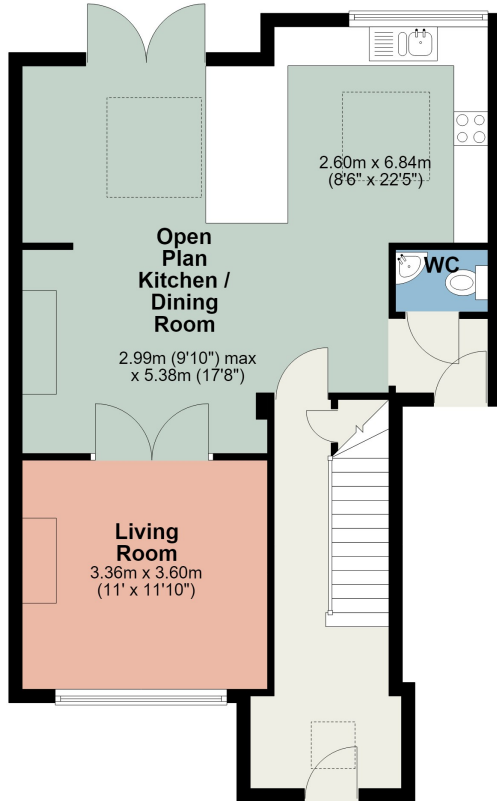


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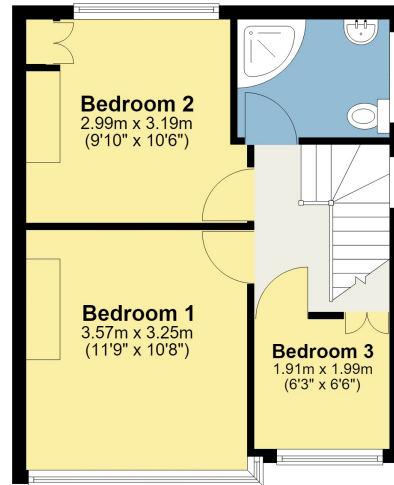
Ground Floor

Approx. 61.2 sq. metres (658.9 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.8 sq. feet)



Total area: approx. 96.4 sq. metres (1037.7 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.

8 Bellingham Road, Kendal

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