



HUNTERS®

Helme Drive

Kendal, LA9 7JB

Guide Price £315,000



- Three Bed Semi Detached Home
- Modern Fitted Kitchen and Bathroom
- Detached Garage and Long Block Paved Drive
- Dining Room
- Popular Area on Fringes of Kendal

- Ideal for Families, and Down Sizers
- Well Kept Gardens to the front and Rear
- Living Room
- Double Glazing and Gas Central Heating
- Council Tax Band

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This three-bed semi-detached property is a lovely family home, well positioned in a popular area on the fringes of Kendal. It has been well kept over the years by the current owners and features a quality fitted kitchen, attractive bathroom suite, living room, dining room, three bedrooms of which two are doubles, and wonderful gardens to the front and rear. There is a long driveway capable of parking multiple vehicles, and a detached garage. Offered with the benefit of double glazing and gas central heating.

Located in a convenient and well-connected area of Kendal, the town centre is 1.5 miles away where you will find a wide range of independent shops, cafes, bars and restaurants. There are leisure facilities, healthcare services and picturesque riverside walks all within a short walk. For day-to-day shopping, residents are well served by nearby supermarket Asda supermarket on Burton Road.

The house is also well placed for local schooling, with a choice of primary and secondary education available across Kendal, including well-known secondary options such as Kirkbie Kendal School and The Queen Katherine School, as well as Kendal College for further education.

For commuters and those needing wider regional access, Kendal benefits from strong road and rail connections, with the M6 reachable within a 10 minute drive and there are rail connections in Kendal for trains to Windermere and nearby Oxenholme which sits on the main West Coast Main Line.

Helme Drive sits off Burton Road, and is a pretty street full of established interwar semi-detached and detached homes, making this property a desirable place to call home.

Entrance Hall

Stepping through the front door you come into a welcoming hallway which provides access to the living room, dining room, kitchen, and the stairs rising to the first floor.

Living Room

With a bay front and timber, part glazed double doors that separate the living and dining rooms, the central feature is a beautiful stone mantle which surrounds a gas, living flame fire. There is room for a three-piece suite and a television table.

Dining Room

With space for a dining table and chairs, and having French doors to the rear elevation leading to the garden.

Kitchen

Fitted with a comprehensive range of shaker style cabinets at wall and base level and with contrasting worksurfaces running over. The splashbacks are tiled and there is undercabinet lighting. Integrated appliances include an induction hob with overhead extractor, an electric oven, and an inset stainless steel sink and drainer. Included in the sale is a freestanding washing machine that sits neatly concealed behind one of the base cabinets. There is also a useful wall cabinet and handy work top tucked away in the under stairs area. A external door to the side elevation leads out the driveway.

First Floor Landing

Accessed from the stairs rising from the entrance hall and providing access to all the first floor accommodation.

Bedroom One

A large double room overlooking the rear garden.

Bedroom Two

The second double room has a window to the front elevation looking out over the front garden.

Bedroom Three

A smaller bedroom with space for a single bed.

Bathroom

A lovely bathroom that has been fitted with a counter top sink set on a vanity unit with an illuminated valance above, a WC with a concealed cistern, and a bath with side panel and shower over. The elevations are fully tiled and there is a chrome heated towel rail.

Garage & Driveway

A detached garage with metal up-and-over metal door, and having light and power. Space to store a fridge, bikes, prams, and outdoor items. A block paved driveway runs alongside the house and the front garden, and offers parking for up-to-three vehicles. A low timber fence divides the drive allowing for added security for children and pets when out in the rear garden.

Gardens

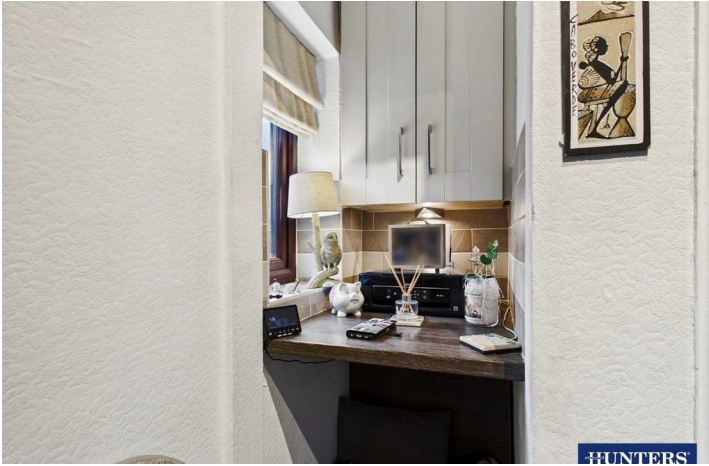
The front garden is low maintenance with a low wall to the front perimeter and lined with shaped conifers and a hedge. A raised planter rises centrally from the gravel laid surface stocked with plants.

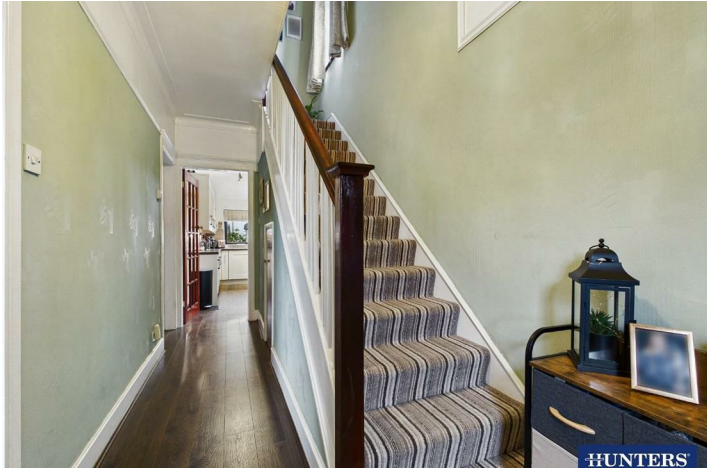
The rear garden has a manicured lawn and sharp cut edges that border onto planted beds featuring specimen shrubs and plants. The long garage wall helps to shelter the space, creating a lovely area to sit and enjoy the outdoors.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

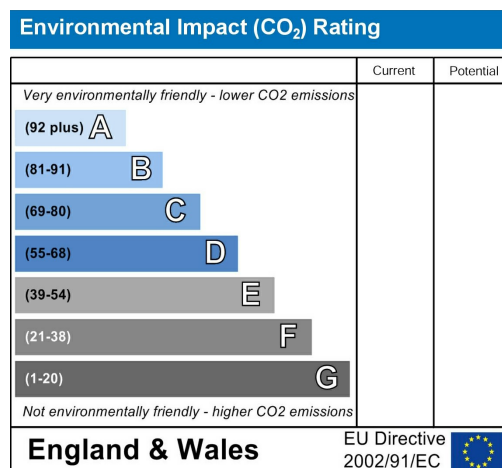
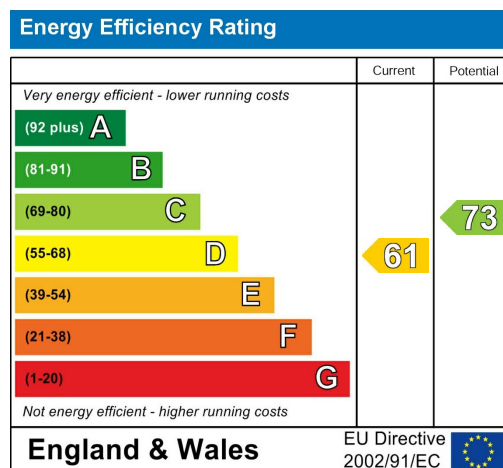
Floorplan







Energy Efficiency Graph



Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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