



22 Collin Road, Kendal  
£395,000





## 22 Collin Road

### Kendal

A semi-detached family home situated in a popular residential area within the market town of Kendal being convenient for all the local amenities and providing easy access to the mainline railway station at Oxenholme, the Lake District National Park and the M6.

A 4 Bedroom Semi Detached House awaits your touch in this picturesque neighbourhood. This well-proportioned semi-detached property beckons to be transformed into the home of your dreams, presenting a great renovation project to unleash your creativity. Step inside to discover ample living space, boasting a sitting room, lounge, and dining room ideal for relaxation and entertaining. The substantial kitchen features fitted units, a breakfast island, and convenient access to the utility room, making every-day tasks a breeze. The ground floor also has a cloakroom and easy access to the rear garden.

Upstairs, four bedrooms offer comfortable retreats, with one boasting an en-suite bathroom, complemented by a four-piece suite bathroom which compliments the other three bedrooms. Embrace the outdoor space of this property, where gardens to both the front and rear beckon you to unwind in the fresh air. The fully enclosed rear garden features a paved patio seating area, perfect for al fresco dining or basking in the sun, surrounded by ample space for garden furniture and vibrant potted plants. A substantial lawn offers room for outdoor activities, creating a peaceful oasis to escape the hustle and bustle. To the front, a small lawn with planted beds welcomes you home, while driveway parking for two vehicles ensures convenience. Additional garage parking is available for a bike or extra storage, providing practical solutions for your needs.

- A well proportioned semi-detached property
- A great renovation project
- Ample living space with a sitting room, lounge and dining room
- Substantial kitchen with fitted units and a breakfast island and access to the utility room
- Four bedrooms with one having an en-suite bathroom
- A four piece suite bathroom and cloakroom
- Gardens to both the front and rear
- Driveway parking and a half garage for a bike or storage
- Easy access to the town centre
- Great road links to the M6 Motorway and the Lake District National Park

#### **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### **EPC RATING D**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **COUNCIL TAX CURRENTLY BAND D**

#### **TENURE:FREEHOLD**

#### **DIRECTIONS**

Proceed south out of the centre of the town on the A6 continuing along Aynam Road then on to Lound Road. At the roundabout take the 3rd exit on to Romney Road. At the traffic lights turn left on to Milnthorpe Road and then turn right on to Collin Road just after Romneys Restaurant. Number 22 can be found on the right.

**WHAT3WORDS://atoms.eating.baking**





## GROUND FLOOR

### ENTRANCE HALL

13' 2" x 7' 1" (4.02m x 2.15m)

### SITTING ROOM

13' 9" x 12' 3" (4.19m x 3.74m)

### LOUNGE

13' 1" x 12' 5" (3.98m x 3.79m)

### DINING ROOM

12' 0" x 11' 11" (3.67m x 3.62m)

### KITCHEN

15' 10" x 14' 0" (4.83m x 4.27m)

### UTILITY ROOM

8' 2" x 7' 10" (2.49m x 2.38m)

### CLOAKROOM

4' 1" x 3' 4" (1.25m x 1.02m)

## FIRST FLOOR

### LANDING

7' 2" x 3' 11" (2.18m x 1.19m)

### BEDROOM

15' 5" x 11' 7" (4.71m x 3.52m)

### BEDROOM

12' 3" x 7' 7" (3.74m x 2.31m)

### EN-SUITE

6' 9" x 4' 0" (2.07m x 1.22m)

### BEDROOM

11' 11" x 11' 3" (3.63m x 3.42m)

### BEDROOM

8' 1" x 7' 7" (2.47m x 2.31m)

### BATHROOM

9' 7" x 8' 1" (2.92m x 2.47m)











Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

1536 ft<sup>2</sup>  
142.5 m<sup>2</sup>

(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.

**GIRAFFE360**

# THW Estate Agents

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