



22 Kirkbie Green, Kendal
£375,000



22 Kirkbie Green

Kendal

This three bedroom detached family home is ideally situated in the popular town of Kendal, offering easy access to a range of local amenities, well-regarded schools, the scenic Lake District National Park and the M6 motorway. One of the main features of this property is the location. The town centre is a short stroll away while it still enjoys a peaceful setting.

The property is thoughtfully arranged to provide flexible living accommodation, including a light and airy sitting room with direct access to a conservatory, perfect for relaxing or entertaining guests. The garage has been converted, providing a versatile space that can serve as an office, an additional lounge or even a potential fourth bedroom, depending on your needs. The fully fitted kitchen offers ample workspace and storage, making it ideal for family life or those who enjoy cooking. Double glazing and gas central heating ensure comfort throughout the year.

Upstairs, you will find three double bedrooms, including a main bedroom with an en-suite bathroom, along with a three piece suite family bathroom.

The outside space is designed with both practicality and enjoyment in mind. To the front of the property, a low maintenance garden features a gravelled area with space for potted plants and shrubs, complemented by driveway parking for one vehicle. To the rear, you will find a fully enclosed garden, ideal for children or pets, which boasts a well kept lawn, attractive planted beds and well established trees and hedges that offer a good degree of privacy. The outdoor areas are perfect for alfresco dining, gardening or simply unwinding after a busy day. Early viewing is highly recommended to appreciate all that this delightful property has to offer.

- Detached family home being sold with no chain
- Located in the town of Kendal with easy access to local amenities, schools, Lake District National Park and the M6 Motorway
- Light and airy sitting room with access to the conservatory
- Garage has been converted into an office/lounge or even a potential fourth bedroom
- Fully fitted kitchen with ample workspace
- Double glazing and gas central heating
- Three double bedrooms on the first floor
- Gardens to the front and rear
- A three piece suite bathroom and en-suite bathroom on the first floor
- Driveway parking to the front

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Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





GROUND FLOOR

ENTRANCE HALL

16' 3" x 3' 3" (4.96m x 0.99m)

SITTING DINING ROOM

19' 4" x 11' 2" (5.89m x 3.41m)

KITCHEN

13' 0" x 6' 3" (3.97m x 1.90m)

LOUNGE/OFFICE

11' 10" x 8' 4" (3.60m x 2.53m)

CONSERVATORY

10' 5" x 10' 4" (3.17m x 3.14m)

UTILITY ROOM

8' 8" x 5' 0" (2.64m x 1.53m)

W.C.

2' 6" x 2' 4" (0.76m x 0.70m)

FIRST FLOOR

LANDING

7' 7" x 6' 0" (2.31m x 1.84m)

BEDROOM

12' 8" x 9' 4" (3.85m x 2.84m)

EN-SUITE

6' 4" x 5' 3" (1.94m x 1.60m)

BEDROOM

11' 3" x 9' 6" (3.42m x 2.89m)

BEDROOM

9' 6" x 9' 5" (2.89m x 2.88m)

BATHROOM

6' 2" x 6' 1" (1.88m x 1.86m)



SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING ?

COUNCIL TAX BAND: E

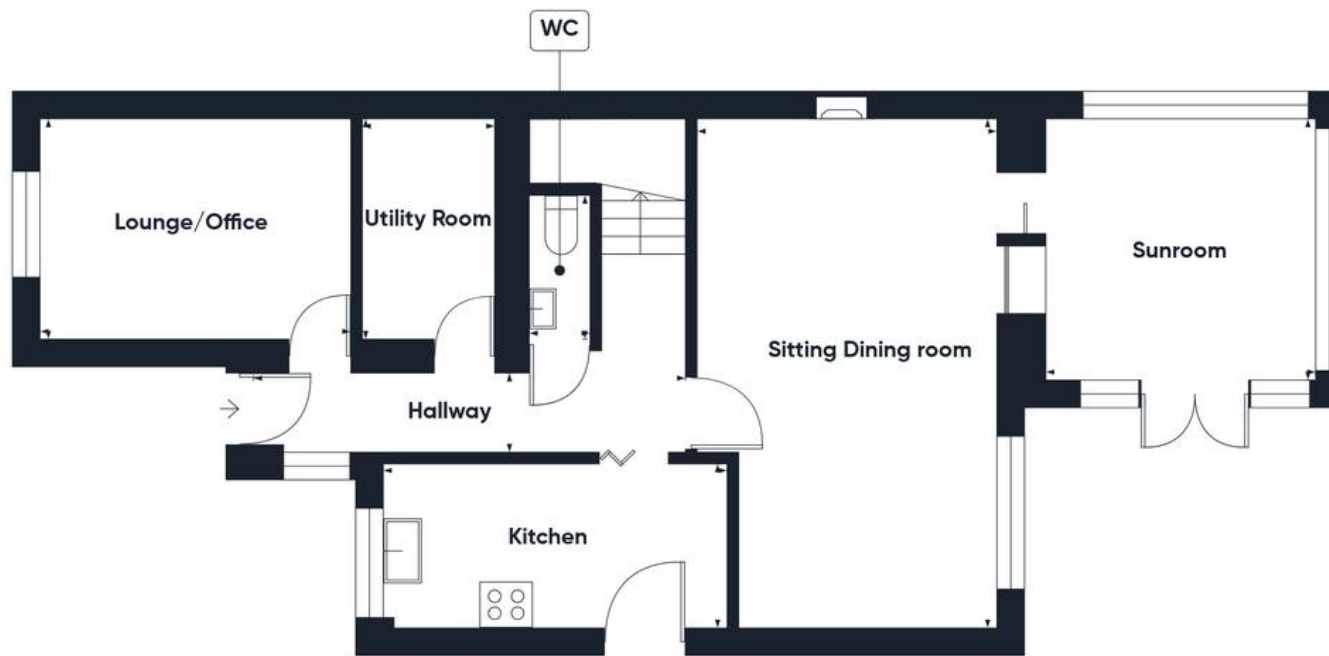
TENURE:FREEHOLD

IDENTIFICATION CHECKS

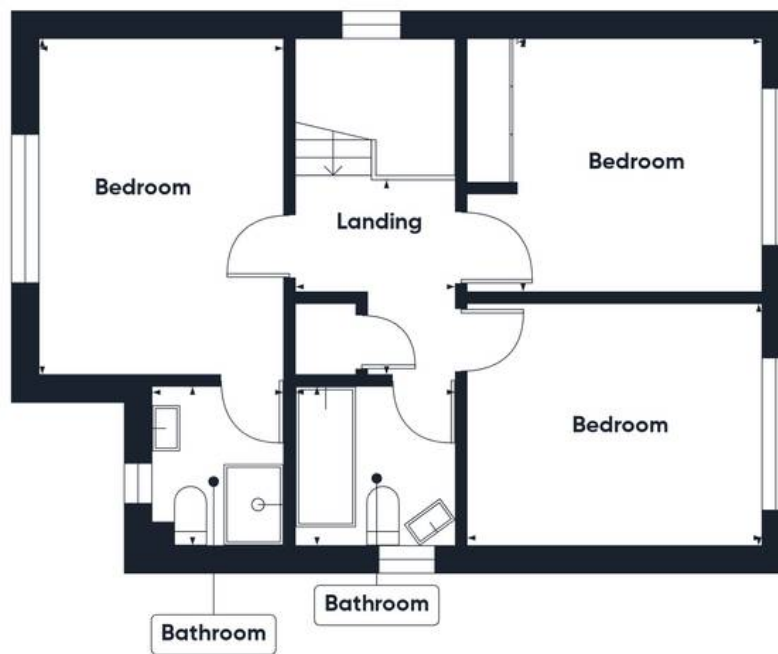
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1104 ft²

102.4 m²

(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



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