



Kendal

£245,000

40 Esthwaite Green, Kendal, LA9 7RZ

Welcome to 40 Esthwaite Green, a beautifully presented end-terrace home, finished to a high standard with a stylish, contemporary décor throughout. Offering two generous double bedrooms, modern kitchen and bathroom facilities, and a bright, welcoming living space, this turnkey property is ready to move straight into with no work required.

Quick Overview

- End terraced property
- Two double bedrooms
- Stylish contemporary fitted kitchen
- Modern turnkey home throughout
- Beautiful low-maintenance rear garden
- Ideal first-time buyer home
- Sought-after Heron Hill estate
- Close to local amenities
- Off-road parking space included
- Ultrafast broadband speed*



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Ultrafast
Broadband



Allocated Parking

Property Reference: K7343



Entrance Hall



Kitchen



Living Room



Living Room

Situated within a peaceful cul-de-sac on the ever-popular Heron Hill estate, the property enjoys a convenient position close to local schools, shops and transport links, whilst also benefiting from off-road parking and a beautifully maintained, low-maintenance rear garden.

Entering through the front door, you are welcomed into the entrance hallway. Immediately to the left is a useful storage cupboard, housing the recently installed boiler, fitted earlier this year, whilst providing excellent storage for everyday household items.

To the right is the modern fitted kitchen, comprising a range of contemporary wall and base units, a four-ring gas hob with Zanussi oven and grill below, extractor hood above, integrated Lamona dishwasher, stainless steel sink with half drainer positioned beneath the front aspect window, plumbing for a washing machine and space for a freestanding fridge freezer.

The living room is a bright and spacious area, offering ample room for both lounge and dining furniture, making it an ideal space for relaxing or entertaining. Patio doors open directly onto the rear garden, with an additional rear aspect window allowing plenty of natural light to flood the room. A practical understairs storage cupboard with fitted shelving provides further useful storage. Stairs rise to the first-floor landing, giving access to both bedrooms and the house bathroom.

Bedroom One is a generous double room overlooking the rear garden. Bedroom Two is another well-proportioned double bedroom positioned to the front of the property, featuring attractive decorative wall panelling, a front aspect window, Velux roof light, and two built-in storage cupboards with fitted shelving, creating a stylish yet practical space.

The house bathroom is accessed from the first-floor landing and has been stylishly appointed with a contemporary three-piece suite. Comprising a panelled bath with shower attachment, WC and vanity wash hand basin, the room is complemented by a large wall-mounted mirror and a heated towel rail, creating a modern and practical space.

Externally, the property continues to impress with its attractive, low-maintenance gardens. To the front is a neat stoned garden with a flagged pathway leading to the entrance and continuing around the side of the property. The enclosed rear garden has been thoughtfully landscaped to provide a flagged patio seating area, an artificial lawn and gated side access, creating the perfect space to enjoy outdoor dining or relax in the warmer months with minimal upkeep.

Beautifully presented throughout and ready to move straight into, 40 Esthwaite Green would make an ideal first-time purchase, home for young professionals, couples or those looking to downsize without compromising on quality. With excellent local amenities on the doorstep and the Lake District National Park just a short drive away, this superb home offers the perfect balance of modern living and convenient location. Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.



Bedroom One



Bedroom Two



Stairwell



Bedroom One



First Floor Landing



Bedroom Two

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Cupboard

Kitchen

12' 0" x 6' 3" (3.67m x 1.93m)

Living Room

15' 6" x 12' 8" (4.74m x 3.88m)

Understairs Cupboard

First Floor

Bedroom One

10' 0" x 12' 9" (3.06m x 3.89m)

Bedroom Two

10' 8" x 12' 9" (3.27m x 3.89m)

Bathroom

Parking:

Allocate parking space plus visitor parking.

Property Information:

Tenure:

Freehold

Council Tax:

Westmorland and Furness Council - Band C.

Services

Mains gas, mains water, mains electricity and mains drainage.

Energy Performance Certificate

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

What3Words & Directions:

///grass.waving.guides

Situated in a quiet corner of Esthwaite Green on the popular residential area of Heron Hill with bus service, shops and schools nearby. The property can be approached from Kendal by way of Burton Road, proceeding past the Kendal Leisure Centre and turning left immediately after the traffic lights into Heron Hill. Take the first right by the Spar shop onto Esthwaite Avenue and proceed up and over the hill, taking the turning on your left opposite the Heron Pub into Esthwaite Green. Turn immediately right and follow the road round, number 40 is then found on your right.



Bedroom Two



Bathroom



Bathroom



Bathroom

Viewings:

Strictly by appointment with Hackney & Leigh.

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).



Rear External

Request a Viewing Online or Call 01539 729711

Meet the Team

Keira Evans

Branch Manager & Property Valuer
Tel: 01539 729711
Mobile: 07469 857687
keiraevans@hackney-leigh.co.uk



Shannon Hipwell-Dixon

Senior Sales Negotiator
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Holly Strickland

Sales Negotiator
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Jamee Davies

Sales Negotiator
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Felicity Warman

Property Valuer
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Maurice Williams

Viewing Team
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Gail Reaney

Viewing Team
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Jo Thompson

Letting Manager
Tel: 01539 792035
jonthompson@hackney-leigh.co.uk



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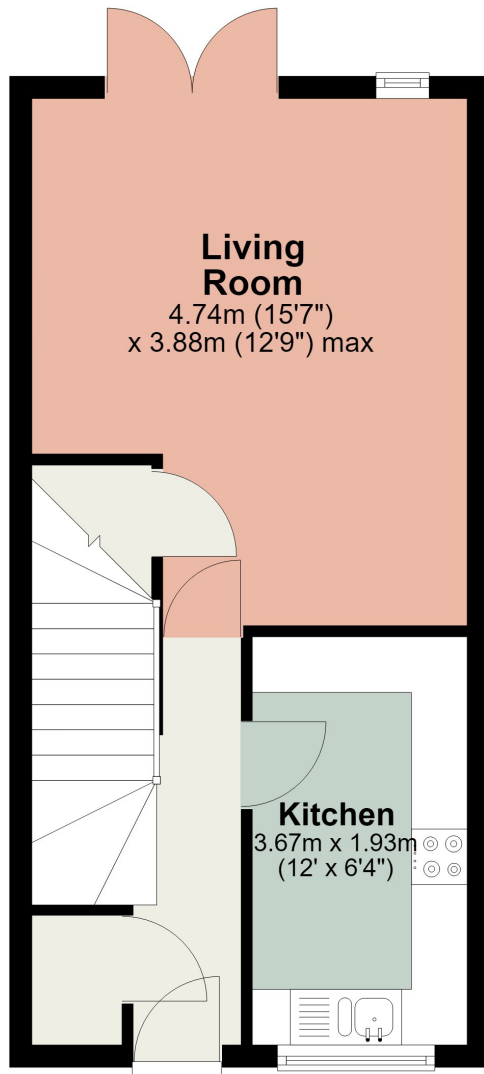


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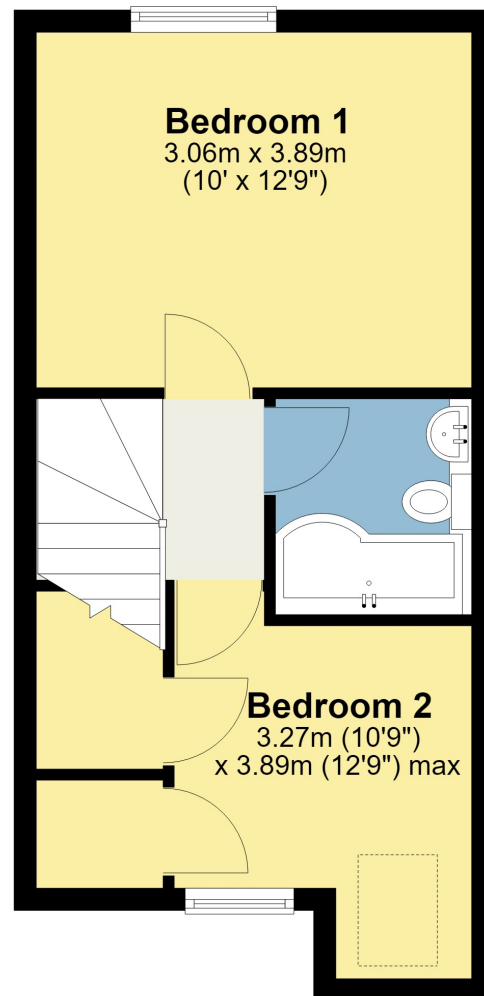
Ground Floor

Approx. 35.1 sq. metres (377.8 sq. feet)



First Floor

Approx. 29.9 sq. metres (321.9 sq. feet)



Total area: approx. 65.0 sq. metres (699.7 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.

40 Esthwaite Green, Kendal

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