



Kendal

£450,000

142 Windermere Road, Kendal, Cumbria, LA9 5EZ

Occupying an elevated position on the highly sought-after Windermere Road, this beautifully presented three-bedroom semi-detached family home enjoys an enviable setting with exceptional views and superb access to the Lake District. From the front, the elevated position allows far-reaching views towards Benson Knott and the Lakeland Fells beyond, while to the rear, rolling green fields with grazing sheep create a wonderfully peaceful rural backdrop. The property is ideally placed for easy access into the heart of the Lake District via Plumgarths Roundabout, while Kendal town centre and a wide range of local amenities are just a short distance away.

A welcoming front porch opens into the bright entrance hall, where a staircase rises to the first floor. To the left is the inviting living room, a cosy retreat centred around an attractive open fireplace with tiled surround. An expansive bay window fills the room with natural light and perfectly frames the elevated views towards Benson Knott and the distant Lakeland Fells, creating a wonderful focal point and a constant reminder of the beautiful surroundings.

Quick Overview

- Three bedroom semi-detached home
- Elevated Lakeland views
- Contemporary dining kitchen
- Versatile hobby space
- Four piece family bathroom
- South West facing rear garden
- Utility room
- Ground floor shower room
- Ultrafast Broadband Available
- Off road parking

Property Reference: K7376



3



2



1



TBC



Ultrafast



Off road
parking



Entrance Hall



Dining Kitchen



Kitchen



Utility Room

The heart of the home is undoubtedly the contemporary dining kitchen, a generous and sociable space designed perfectly for both family life and entertaining. There is ample room for formal dining, while a central island provides a natural gathering point. The modern fitted kitchen features sleek navy wall and base units complemented by crisp white granite worktops, together with a range of integrated appliances including a dishwasher, four-ring induction hob with extractor, built-in oven, grill and microwave oven complete with an inset sink with drainer. Glazed French doors flood the room with natural light and open directly onto the rear patio and garden beyond.

A useful utility room sits to the side of the kitchen and is fitted with wall units and worktops, together with space and plumbing for a washing machine and tumble dryer. It also provides excellent practical storage for coats, shoes and everyday household essentials. From here, a convenient shower room is accessed, fitted with a WC, wash hand basin and walk-in shower cubicle with panelled walls.

Ascending to the first floor, the principal bedroom is a generous double room, with another impressive bay window perfectly framing the elevated front-facing views. Bedroom two is a further spacious double bedroom enjoying a peaceful rear aspect over the garden and across the adjoining green fields, where occasional grazing sheep add to the idyllic rural outlook. Accessed directly from bedroom two, a thoughtfully created hobby space provides an exciting and versatile additional space. Featuring a Velux window, useful under-eaves storage and plenty of floor space, this flexible area could lend itself to a home office, hobby room, reading space or additional occasional accommodation.

Bedroom three is positioned at the front of the property and is a versatile single room, equally suited to a child's bedroom, study or home office. The family bathroom is stylishly appointed with a four-piece suite comprising a tiled bath with centrally positioned wall-mounted taps, WC, wash hand basin and walk-in shower with sliding glass door. A chrome heated towel radiator and useful cupboard housing the boiler complete the room.

Outside, the rear garden is an exceptional feature of the property. Enjoying a desirable south westerly aspect, the garden captures the afternoon and evening sun and provides a wonderful setting for outdoor dining, entertaining or simply relaxing while enjoying the idyllic surrounding and sunsets. A paved patio leads onto a generous lawn bordered by an attractive stone wall, with a gate providing direct access into the fields beyond. The surrounding countryside offers wonderful walking opportunities, with routes leading towards The Scar and Kendal Golf Club, meaning beautiful countryside walks can be enjoyed virtually from the doorstep. An external outhouse provides useful additional storage.



Living Room



Kitchen



Ground Floor Shower Room



Bedroom Two



Hobby Space



Bedroom Three

To the front, the property benefits from off-road parking and an elevated position that makes the most of the stunning outlook. Combining generous and versatile accommodation with a superb contemporary dining kitchen, wonderful outdoor space and truly impressive views, 142 Windermere Road offers a rare opportunity to enjoy a home with a peaceful setting while remaining exceptionally convenient for Kendal and the wider Lake District. This is a home that perfectly combines comfort, practicality and an enviable Lakeland lifestyle.

Accommodation with approximate dimensions

Entrance Porch:

Entrance Hall

Living Room:

12' 7" x 12' 4" (3.84m x 3.76m)

Dining Kitchen:

11' 10" x 19' 9" (3.63m x 6.03m)

Utility Room:

7' 9" x 6' 9" (2.37m x 2.08m)

Ground Floor Shower Room:

First Floor

Bedroom One:

12' 5" x 10' 8" (3.81m x 3.26m)

Bedroom Two:

11' 11" x 8' 0" (3.65m x 2.46m)

Hobby space:

11' 11" x 15' 6" (3.65m x 4.74m)

Bedroom Three:

8' 0" x 8' 2" (2.44m x 2.50m)

House Bathroom:

Outhouse:

13' 1" x 9' 8" (3.99m x 2.97m)

Property Information

Parking: Off road parking

Tenure: Freehold

Services: Mains gas, mains electricity, mains water and mains drainage

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

Council Tax: Westmorland and Furness Council Tax Band: E

Viewings: Strictly by appointment with Hackney & Leigh.



Bedroom One



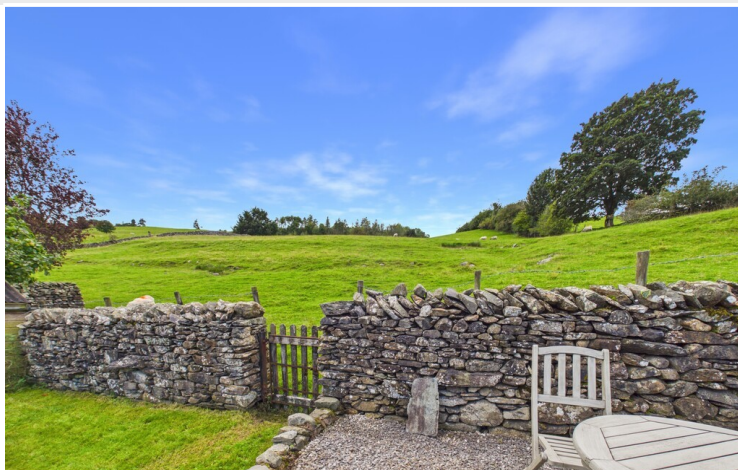
House Bathroom



Rear External



Rear Garden



Rear Garden

What3Words & Directions: [///headlines.whisk.sums](http://headlines.whisk.sums)

Leaving Kendal heading north via Windermere Road, 142 can be found on the left hand side, opposite the junction down to Garth Brow.

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).

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
jthompson@hackney-leigh.co.uk



Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **01539 729711** or request
online.



Book Online Now

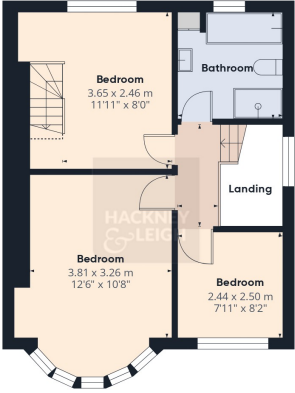
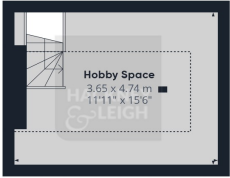
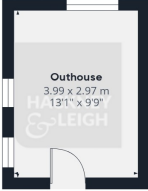


Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

 Floor 0 Building 1	 Floor 1 Building 1	 Approximate total area^m 124.1 m² 1337 ft² Reduced headroom 9.6 m² 103 ft²
 Floor 2 Building 1	 Floor 0 Building 2	(1) Excluding balconies and terraces Reduced headroom Below 1.5 m/5 ft Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360

A thought from the owners...

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 18/09/2026.

Request a Viewing Online or Call 01539 729711