



Sanctuary

Chapel Lane, Kendal, LA9 5LA

Guide Price £200,000

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A rare opportunity to purchase this three/four bedroomed cottage tucked away in a peaceful setting just off Gillinggate on the west side of the market town of Kendal. The well planned accommodation is a laid out over three levels offering flexible well balanced living space with the three/four bedrooms, modern bathroom and an open plan kitchen/living room. Externally, there is a courtyard which can be used to BBQ in the summer or alternatively can be utilised as an off street parking space for one vehicle. Situated in close proximity and easy walking distance to the town centre with plenty of nearby local sought after schools, leisure centre, doctor's surgery, Brewery Arts Centre and cinema, restaurants and Abbott Hall Park.

There is easy access to the motorway and the Lakes without having to drive around the one way system and good links to both Kendal and Oxenholme train stations with connections to London, Manchester and Edinburgh. The property will suit a range of buyers including first time buyers, family home or residential buy-to-let with an estimated income provided by Matthews Benjamin Lettings of £900 per calendar month, please ask the agent for more information if interested.



Accommodation

Open Plan Kitchen Diner

On entering the property you are greeted by a spacious kitchen with open plan living area large enough to accommodate a dining space and living space if desired enjoying windows to three sides. Fitted with modern kitchen units, free standing electric oven/hob with extractor and useful under stairs storage cupboard. The décor is neutral throughout and the flooring is wood effect vinyl. Wall mounted boiler.



Bedroom

An ideal room for a guest bedroom or child or if you work from home an ideal office space.

Bathroom

A modern three piece bathroom in white comprising of a panelled bath with shower over. There is a wash basin with mirrored storage cupboard over, WC and airing cupboard providing storage space.



First Floor Landing

Stairs from the lounge lead to the first floor landing, there is a window offering natural light.

Sitting Room/ Bedroom

A spacious room which can be used as a second reception room or as a good size double bedroom. There is a newly fitted carpet and the décor is neutral.



Bedroom

A good size second bedroom with shelving in the recess. There is a newly fitted carpet and the décor is neutral.

Second Floor Landing

Leading from first floor landing to a landing with a window.

Bedroom

A generously sized double room with dual aspect, newly fitted carpet and traditional exposed wooden beams.

Outside

The property is gated for privacy and there is a cobbled yard which is ideal for sitting out or parking one vehicle.

Tenure

Freehold

What3words

///stews.pushes.zealous

Services

Mains gas, water and electric are all connected.

Broadband

For information on broadband and mobile services at the property, we advise prospective purchasers to consult the Ofcom website: checker.ofcom.org.uk

Council Tax Band

Westmorland and Furness Council - Band B



Approximate total area⁽¹⁾
711 ft²
66.1 m²

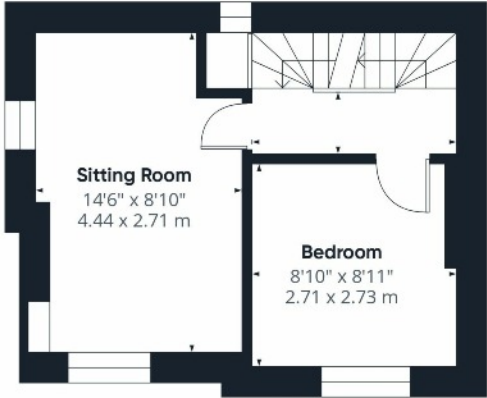
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

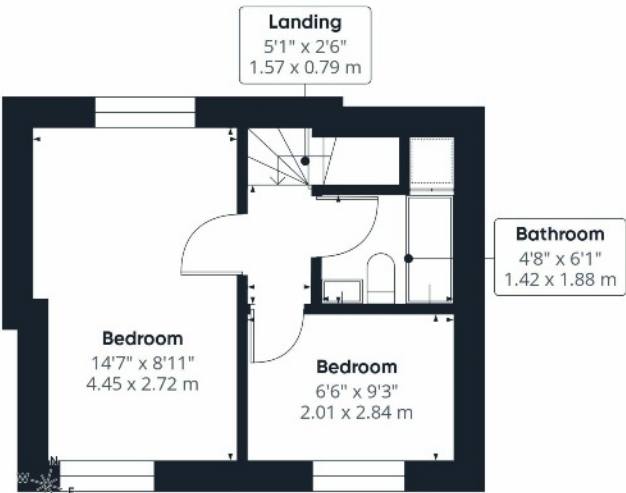
GIRAFFE360



Floor 0



Floor 1



Floor 2

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing is strictly by appointment with the sole agents
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.