



Kendal

£225,000

4A Larch Grove, Kendal, Cumbria, LA9 6AU

Welcome to 4A Larch Grove, a well-positioned two-bedroom mid-terraced property tucked away within a popular cul-de-sac in Kendal. Offering a practical layout, attractive views across the town and the added benefit of a detached garage, the property would make an ideal first home, a convenient lock-up-and-leave base for exploring the Lake District, or an attractive investment opportunity. Offered for sale with no upward chain, early viewing is highly recommended.

Quick Overview

- Mid terraced house
- Living and kitchen space
- Two bedrooms
- Bathroom and wetroom
- Perfect for first time buyers
- Close to local amenities
- Elevated views
- Detached garage
- No upward chain!
- Ultrafast broadband speed*



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Ultrafast
Broadband



On-street &
Garage

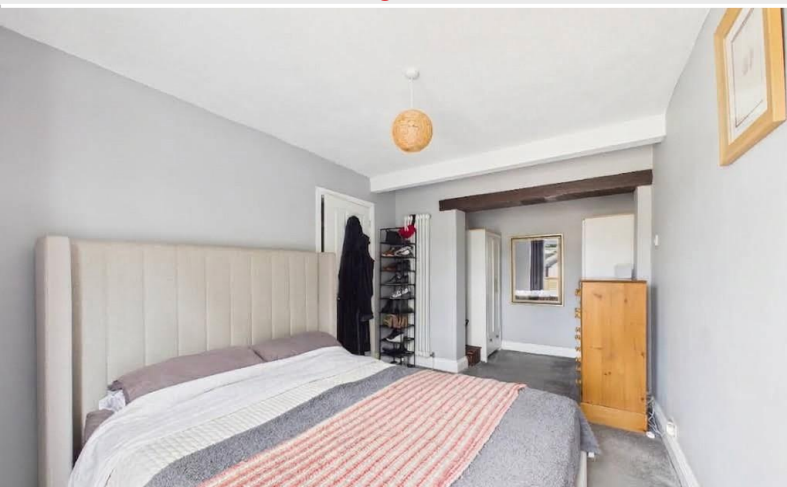
Property Reference: K7372



Kitchen



Living Room



Bedroom One



Bedroom Two

Larch Grove is ideally situated for enjoying all that Kendal has to offer, with a range of independent shops, cafes, restaurants and everyday amenities within easy reach. Kendal is a historic market town with a wealth of attractions, including Kendal Castle, Kendal Museum and the Brewery Arts Centre, while a selection of well-regarded schools and recreational facilities are also nearby. The property is particularly well placed for commuters, with Oxenholme Lake District railway station providing mainline services and convenient access to the M6 motorway, making it an excellent base for travelling throughout the South Lakes and further afield.

The property is entered through the front door into a welcoming entrance hallway, with space for coats and a useful cupboard housing the electrics. To the left is the kitchen, fitted with a range of grey wall and base units complemented by a sink and drainer, four-ring Lamona electric hob, oven and grill, extractor hood and space for a fridge freezer. Tiled flooring and exposed wooden beams add character, while a further door provides direct access to the front of the property.

Next door to the kitchen is a useful cloakroom, fitted with a WC and part-tiled walls.

To the rear is the spacious living room, providing a bright and airy central hub to the home. Dual-aspect windows draw in plenty of natural light while offering elevated rooftop views across Kendal. A gas fireplace with wooden mantle and tiled hearth provides an attractive focal point to the room.

Stairs lead down from the hallway to the lower level, where the bedrooms and bathroom are located. Bedroom one is a generous double bedroom with the added benefit of direct access to the rear garden. An opening leads through to a useful dressing area, while exposed wooden beams to the ceiling add warmth and character. Bedroom two is positioned alongside and is a comfortable single bedroom with rear-facing windows.

The bathroom is a particularly spacious room, fitted with a three-piece suite comprising a large bath with overhead shower attachment, WC and wash hand basin, together with part-tiled walls and flooring. A step and internal door lead through to a further wet room, which benefits from part-tiled walls and flooring and a wall-mounted heated towel rail. A useful storage cupboard provides shelving and houses the property's Worcester boiler.

Externally, the property benefits from an enclosed rear garden providing a low-maintenance outdoor space. A flagged patio area is accessed directly from bedroom one, with a decking area to the right and steps leading down to an artificial lawn, providing a pleasant space to sit and enjoy the elevated position.

To the front, a flagged pathway leads through a small front garden to the main entrance. The property also benefits from a detached garage, complete with an up-and-over door, providing valuable additional storage and parking space.

Combining a practical layout with attractive views, useful outdoor space and excellent access to Kendal and the wider South Lakes, 4A Larch Grove offers a versatile home in a convenient and well-connected location. Offered with no upward chain, an early viewing is highly recommended.

Accommodation with approximate dimensions:

Ground Floor

Kitchen

10' 1" x 12' 0" (3.08m x 3.68m)

Cloakroom

Living Room

10' 11" x 18' 0" (3.35m x 5.5m)

Lower Ground Floor

Bedroom One

18' 0" x 10' 11" (5.5m x 3.35m)

Bedroom Two

7' 11" x 8' 8" (2.42m x 2.66m)

Bathroom

Wetroom

Garage

Parking: On street parking and garage.

Property Information:

Tenure:

Freehold

Council Tax:

Westmorland & Furness Council - Band C

Services:

Mains water, mains electricity, mains gas 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:

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Larch Grove is a quiet residential area just off Parkside Road. Proceed up Parkside Road, passing Netherfield Cricket Club on your left, and continue under the railway bridge just after the traffic lights at Valley Drive. Take the first left into Larch Grove and follow the road to the far end. 4A can be reached on foot, continuing down the left by the garages towards the end of the pathway.

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).



Bathroom



Rear Garden



Rear Garden



Garage



Floor 0



Floor 1

Approximate total area^m
66.3 m²
714 ft²

(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.

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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 03/09/2026.