

12 Castle Circle, Kendal

£350,000

Your Local Estate Agents ThomsonHaytonWinkley



12 Castle Circle

Kendal

Situated within a popular residential area of Kendal, this attractive stone built semi detached home enjoys a highly convenient location close to Kendal Castle, Castle Stores and the town centre. Offering beautifully presented accommodation the property is ideally suited to a range of purchasers seeking a home that is ready to move straight into.

The accommodation is bright, welcoming and well maintained throughout. The spacious living room provides a comfortable place to relax and features a fireplace which creates an attractive focal point to the room. To the rear of the property, the modern fitted kitchen enjoys a range of integrated appliances together with ample storage and workspace, creating a practical yet stylish environment for everyday living.

A useful utility room provides additional practicality and storage, whilst a ground floor WC and internal access into the garage add further convenience.

To the first floor are two well proportioned double bedrooms. One benefits from fitted wardrobes, whilst the second enjoys the added advantage of a walk in wardrobe area. The contemporary family bathroom is fitted with a modern suite including a bath with overhead shower.

A staircase rises to the attic room, which benefits from a Velux window and offers a bright and versatile space. Whilst not formally classified as a bedroom, it lends itself perfectly to use as a study, hobby room or occasional guest space.

Externally, the rear garden combines a lawned area with a patio seating space. To the front, driveway parking and an attached garage provide excellent practicality.

- Attractive stone built semi detached home
- Stylish modern fitted kitchen with integrated appliances
- Sleek living room with feature fireplace
- Useful utility room and ground floor WC
- Two double bedrooms, one with fitted wardrobes and one with a walk in wardrobe
- Bright and versatile attic room with Velux window
- Contemporary family bathroom with bath and overhead shower
- Enclosed rear garden with lawn and patio seating area
- Driveway parking and attached garage
- Convenient location close to Kendal Castle, Castle Stores and the town centre

WHAT3WORDS:///fall.learns.peanut
Council Tax band: C

Tenure: Freehold

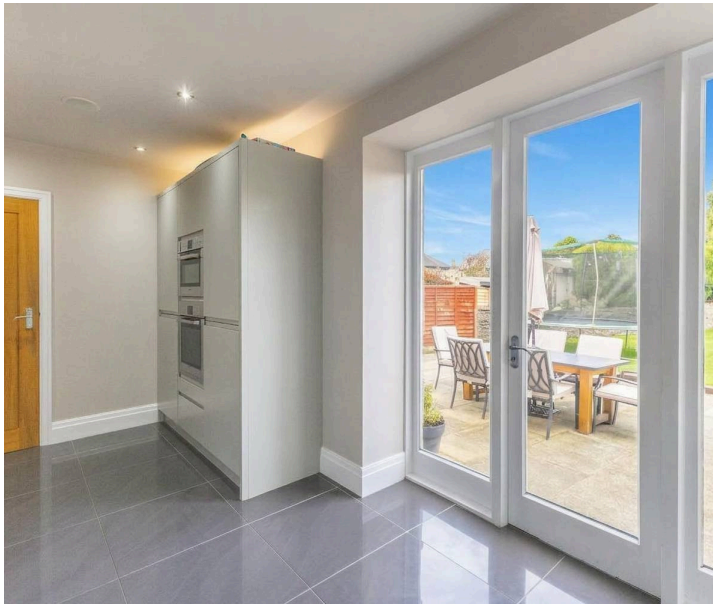
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:









ENTRY
4′ 8″ x 3′ 8″ (1.43m x 1.12m)

LIVING ROOM
15′ 1″ x 12′ 10″ (4.59m x 3.90m)

KITCHEN
16′ 4″ x 7′ 8″ (4.99m x 2.34m)

UTILITY ROOM
5′ 6″ x 4′ 9″ (1.67m x 1.44m)

WC

LANDING
5′ 5″ x 3′ 6″ (1.65m x 1.07m)

BEDROOM
12′ 3″ x 9′ 5″ (3.74m x 2.87m)

WARDROBE
5′ 9″ x 4′ 11″ (1.75m x 1.49m)

BEDROOM
11′ 5″ x 8′ 8″ (3.48m x 2.65m)

BATHROOM
8′ 8″ x 8′ 1″ (2.64m x 2.46m)

ATTIC ROOM
12′ 5″ x 11′ 0″ (3.78m x 3.36m)

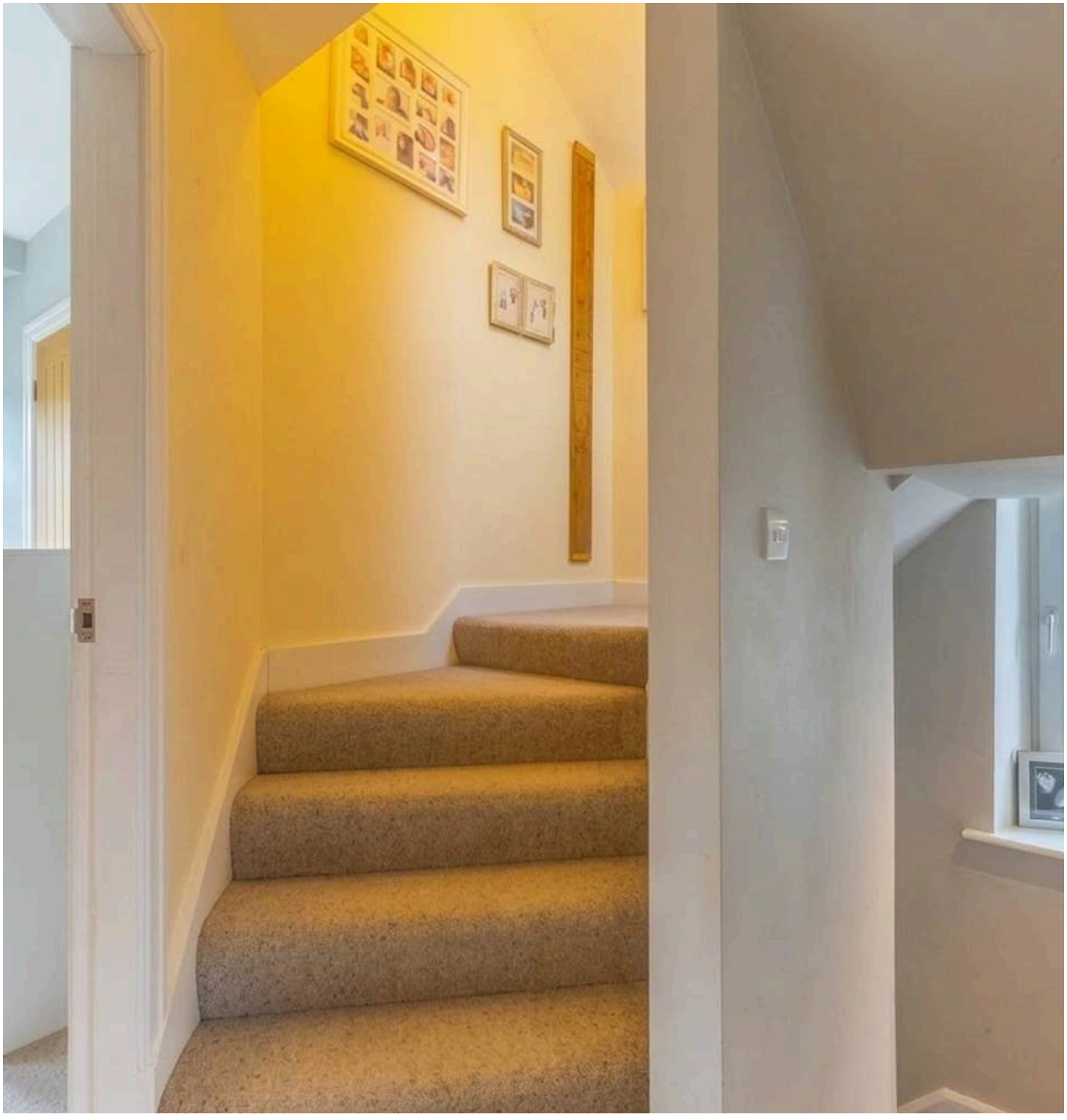
SERVICES
Mains electric, mains gas, mains water, mains drainage

EPC RATING TBC

COUNCIL TAX BAND currently Band C

TENURE: FREEHOLD

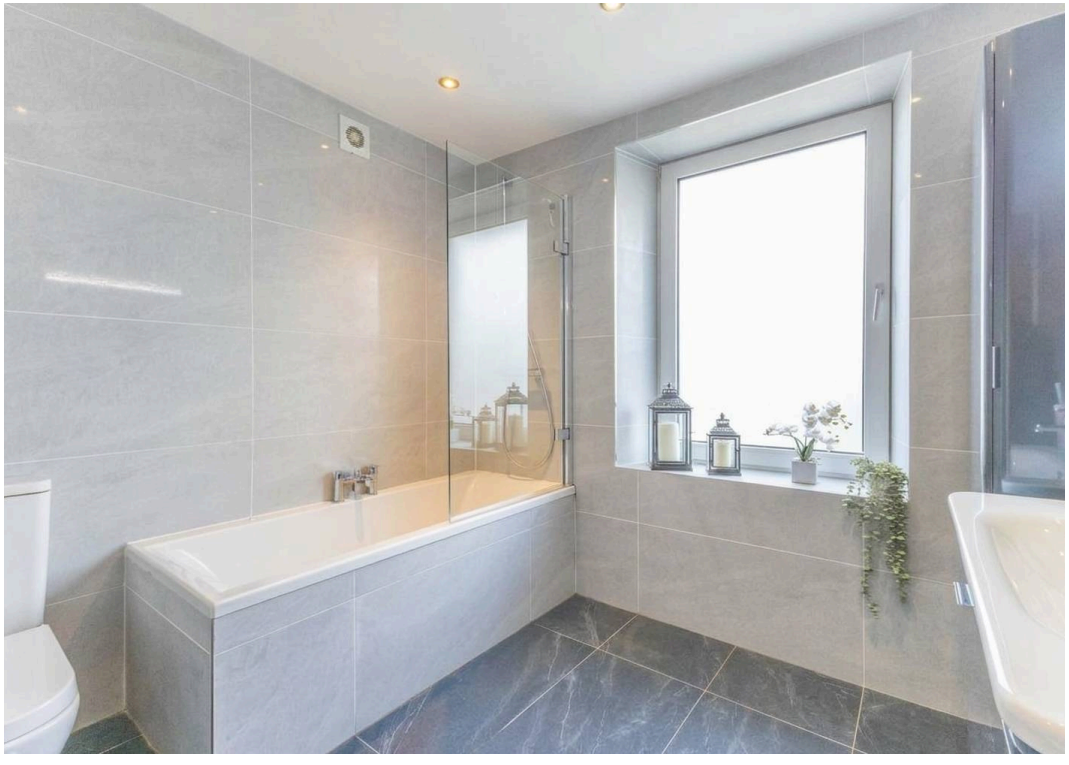
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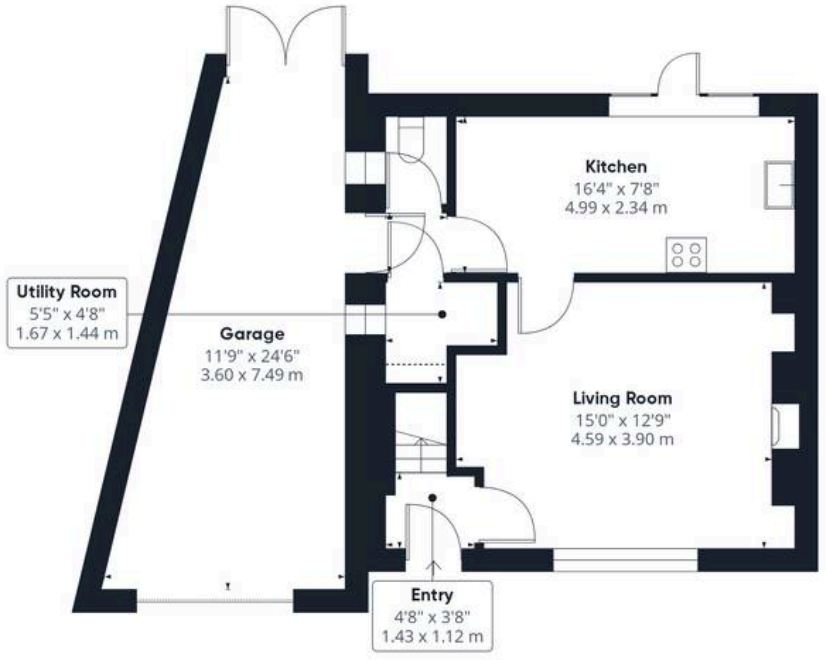




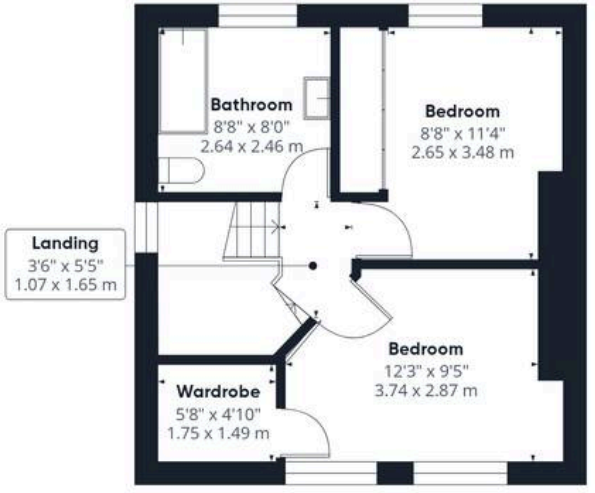

AVA


Harry's Room

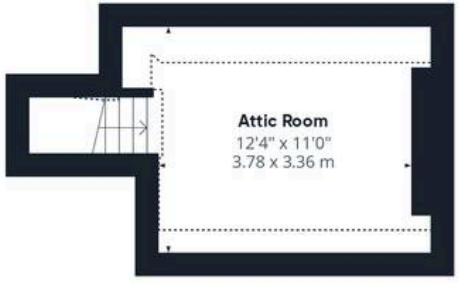




Ground Floor



Floor 1





Floor 2

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Approximate total area(1)

1122 ft²

104.2 m²

Reduced headroom

54 ft²

5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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