



Kendal

£340,000

74 Castle Grove, Kendal, Cumbria, LA9 7AZ

74 Castle Grove is a stylish three-bedroom semi-detached home situated within the ever-popular Castle Estate, ideally located close to Kendal Castle, Netherfield Cricket Club, local convenience stores and excellent primary and secondary schools. Offering a contemporary feel throughout, this bright and spacious property is an ideal choice for first-time buyers, families or those seeking a fantastic investment opportunity.

The accommodation comprises a welcoming entrance hall, a light and airy living room with feature media wall and wood burning stove, a modern dining kitchen with integrated appliances and a useful downstairs WC. To the first floor, there are three well-proportioned bedrooms and a beautifully appointed four-piece bathroom suite. Externally, the property benefits from off-road parking to the front and a low-maintenance rear garden.

Quick Overview

Stylish three-bedroom semi-detached home
Popular Castle Estate location
Contemporary living throughout
Spacious living room
Modern Kitchen
Three well-proportioned bedrooms
Four-piece bathroom suite
Off road parking
Low-maintenance gardens
Ultrafast broadband speed*



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Ultrafast



Off road
parking

Property Reference: K7342



Entrance Hall



Living Room



Dining Kitchen



Dining kitchen and downstairs WC

The property's convenient location provides easy access to Kendal town centre and its wide range of amenities, whilst also offering excellent transport links to Oxenholme mainline railway station, the Lake District National Park and the M6 motorway.

Entering through the front door, you are welcomed into the entrance hall with stairs leading to the first floor, a useful understairs storage cupboard and an attractive tiled floor which continues through into the dining kitchen. Doors lead into the living room.

The living room is a bright and airy reception space enjoying an outlook over the front garden. The room features a stylish media wall with an open fireplace housing a wood burning stove, complemented by matching built-in storage cupboards to either side.

The contemporary dining kitchen is fitted with a range of gloss wall and base units with complementary work surfaces and inset sink and drainer. Integrated appliances include; a Lamona oven and microwave, Hotpoint electric hob with concealed extractor, dishwasher and fridge/freezer. The kitchen is finished with two windows overlooking the rear garden, modern downlighting and a breakfast bar, creating a practical and sociable space for everyday living.

A door leads into the side entrance, providing access to the outside, along with a useful cloaks cupboard for coats and shoes and a downstairs WC fitted with a wash basin, part-tiled walls, heated towel rail and window.

The first floor landing is accessed via the stylish glass panel staircase and provides access to the loft space, bedrooms and bathroom.

Bedroom one is a spacious double room enjoying an aspect over the rear garden, whilst bedroom two is another generous double bedroom with a front outlook. Bedroom three is a good-sized single room with a side window.

The modern four-piece bathroom suite comprises; a corner shower cubicle with rain head shower and handheld attachment, panel bath, wash basin and WC. The room is finished with tiled walls and flooring, heated towel rail, deep windowsill and downlighting.

Completing the property is the outside space. To the front, there is a paved driveway providing off-road parking, together with a low-maintenance front garden finished with decorative chippings. The rear garden offers a pleasant outdoor area with patio seating, outside tap, lawn area and raised decking, ideal for relaxing or entertaining.

A superb opportunity to acquire a modern and well-presented home in a popular Kendal location. Early viewing is highly recommended.



Living Room



Kitchen



Bedroom Two



Bedroom Three



Bathroom



Bathroom

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

12' 9" x 15' 1" (3.90m x 4.60m)

Dining Kitchen

7' 10" x 18' 0" (2.40m x 5.50m)

Cloakroom

Downstairs WC

First Floor

Landing

Bedroom One

11' 1" x 11' 1" (3.40m x 3.40m)

Bedroom Two

9' 6" x 11' 1" (2.90m x 3.40m)

Bedroom Three

7' 10" x 10' 2" (2.40m x 3.10m)

Bathroom

Parking: Off road parking.

Property Information:

Tenure: Freeholder.

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: [///rang.blast.crate](https://www.what3words.com/rang.blast.crate)

Exit Kendal via Aynam Road and turn left onto Parkside Road. Continue past Netherfield Cricket Club and take the first left onto Castle Drive. Bear left past Castle Stores, then take the first right onto Castle Circle. Turn left onto Castle Grove, where number 74 can be found on the left-hand side, opposite the green.

Viewings: Strictly by appointment with Hackney & Leigh.



Bedroom One



Bathroom



Rear Garden



Front Garden



Rear Garden

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

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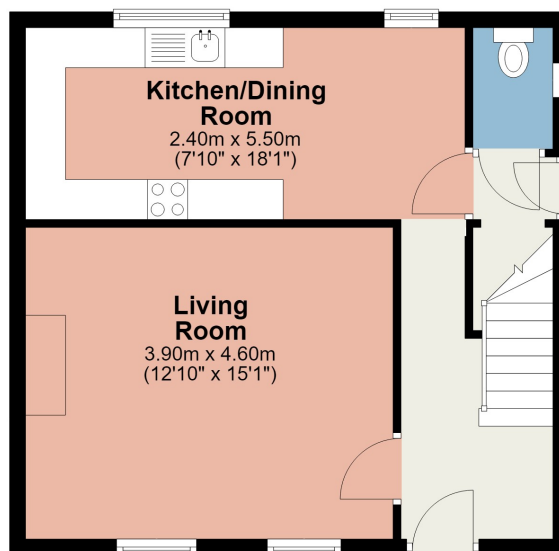


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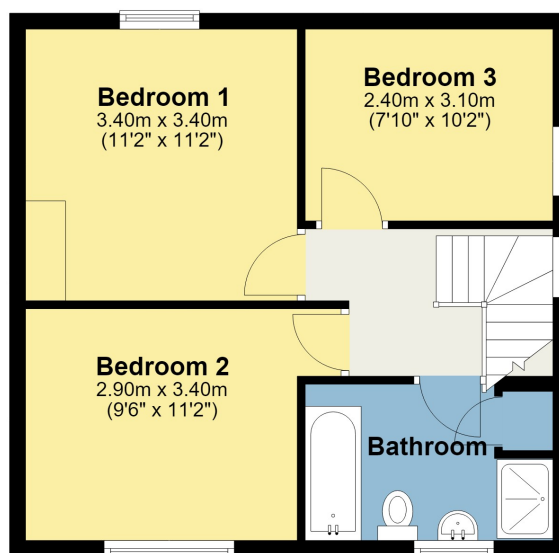
Ground Floor

Approx. 42.2 sq. metres (454.7 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.3 sq. feet)



Total area: approx. 83.5 sq. metres (899.0 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.

74 Castle Grove, Kendal

A thought from the owners... "We've loved every moment here. It's a warm, welcoming, and sunny home that's been perfect for family life."

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 21/07/2026.

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