



## Kendal

£350,000

158 Burneside Road, Kendal, Cumbria, LA9 6EB

Welcome to 158 Burneside Road, a traditional stone and slate detached bungalow with front and rear gardens, off-road parking and a garage. Situated in a highly sought-after location just north of the town centre, the property is within easy walking distance of Carus Green Golf Club, Kendal town centre and a range of local amenities. The bungalow offers fantastic potential for a new owner to update and style to their own taste and is available with no upward chain.

### Quick Overview

Traditional stone and slate detached bungalow  
 Front and rear gardens  
 Off-road parking and garage  
 Highly sought-after location north of Kendal town centre  
 Two receptions rooms  
 Two double bedrooms and shower room  
 Offered with no upward chain  
 Fantastic potential to personalise  
 Views across Scouts Scar  
 Ultrafast broadband speed\*



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2



E



Ultrafast



Off road parking

Property Reference: K7234



Living Room



Kitchen



Dining Area



Bedroom One

The property is entered via the front door into a breakfast kitchen overlooking the front garden. The kitchen is fitted with a range of wall and base units with complementary work surfaces, an inset sink and drainer, and part-tiled walls. There is space for an oven, a useful storage cupboard, and a walk-in pantry providing additional storage and space for a fridge/freezer.

Leading from the kitchen, the dining area provides access to the principal living spaces and continues through to the sunroom, which enjoys views over the rear garden and across to Scout Scar. The living room also benefits from the rear aspect and views, featuring a charming fireplace with tiled inset and wooden surround, and an alcove with a built-in bookshelf.

The bungalow comprises two double bedrooms. The main bedroom is positioned to the rear, taking full advantage of the open views, while the second bedroom overlooks the front garden. The shower room is fitted with a three-piece suite, including a shower cubicle, WC, and wash hand basin, with tiled walls, a heated towel rail, and a window for natural light.

Externally, the property is approached via a driveway leading to the garage, with a lawned front garden bordered by mature shrubs and hedging. The tiered rear garden is a particular feature, offering elevated views across the surrounding countryside towards Scout Scar. The garden includes a patio seating area, lawn, greenhouse, and a timber shed, providing an ideal space for relaxing or further landscaping.

Offered for sale with no upward chain, this is a rare opportunity to acquire a well-located bungalow with excellent potential. Contact us today to arrange a viewing.

Accommodation with approximate dimensions:

**Breakfast Kitchen**

9' 8" x 13' 6" (2.97m x 4.13m)

**Dining Room**

12' 10" x 12' 1" (3.93m x 3.69m)

**Living Room**

15' 10" x 14' 11" (4.84m x 4.55m)

**Sun Room**

6' 6" x 7' 9" (1.99m x 2.37m)

**Bedroom One**

12' 9" x 14' 7" (3.91m x 4.45m)

**Bedroom Two**

8' 9" x 12' 2" (2.67m x 3.71m)

**Shower Room**

**Garage**

**Parking:** Off road parking

**Property Information:**

**Tenure:** Freehold

**Council Tax:** Westmorland and Furness Council - Band D

**Services:** 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:** [///walking.sprain.crunches](https://www.walking.sprain.crunches)

Leaving Kendal southbound along Windermere Road, continue to the traffic lights and take a right hand turn onto Burneside Road. Continue up the bridge and as you approach the brow of the hill number 158 situated on the left-hand side.

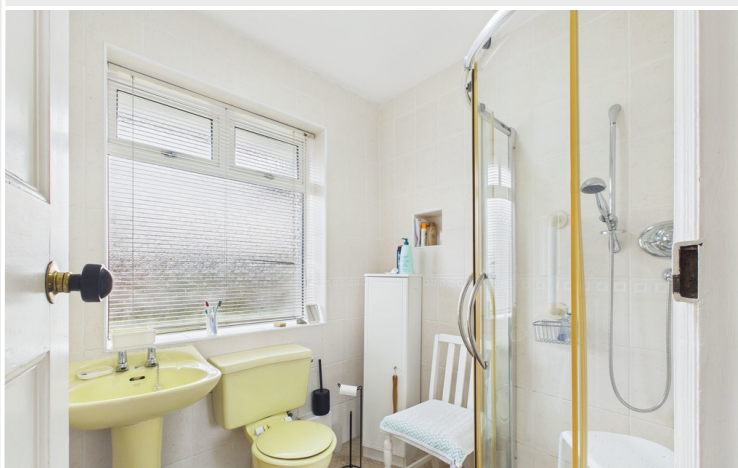
**Viewings:** Strictly by appointment with Hackney & Leigh.

**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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).

**Agent Note:** We are advised that the property has an unregistered title and buyers need to be made aware that the conveyance may take longer to reach completion.



Bedroom Two



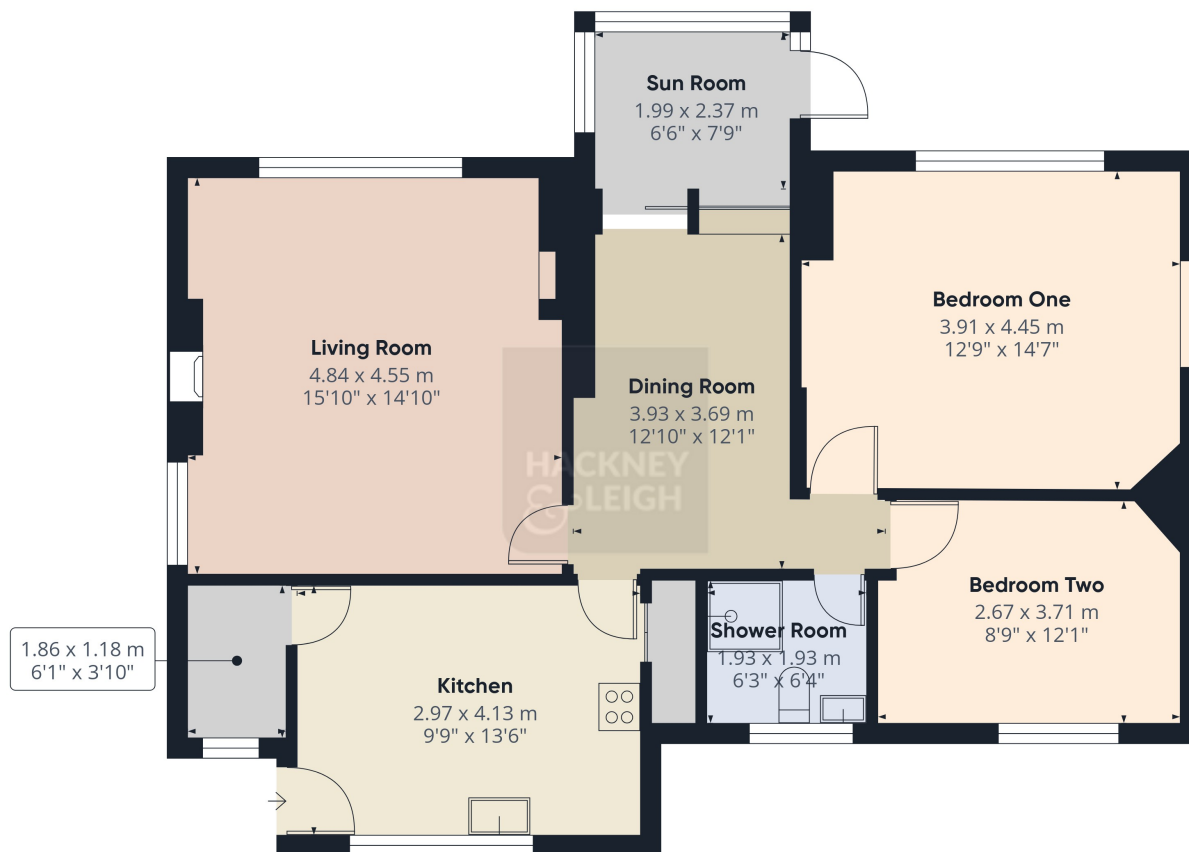
Shower Room



Rear Garden



Garden



**Approximate total area<sup>m</sup>**  
84.9 m<sup>2</sup>  
914 ft<sup>2</sup>

(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



A thought from the owners... "Spacious light rooms and large windows with great views. Large garden and handy for the buses".

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 23/02/2026.

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