



Kendal

£325,000

45 Esthwaite Green, Kendal, Cumbria, LA9 7RZ

Welcome to 45 Esthwaite Green, a well-presented detached bungalow situated within a quiet cul-de-sac setting just off the popular Heron Hill area of Kendal. Conveniently located within easy reach of a wide range of local amenities, including highly regarded schools, supermarkets, leisure facilities and excellent transport links, this attractive home offers comfortable single-storey living with the added benefits of off-road parking, a garage, manageable gardens and no upward chain.

The accommodation is well planned and begins with a welcoming entrance hall, providing access to all principal rooms and the loft space. The spacious sitting room is positioned to the right-hand side of the property and enjoys pleasant views over the front, side and rear gardens. Patio doors open directly onto the rear garden, while an attractive fireplace with electric fire creates a cosy focal point.

Quick Overview

- Detached bungalow
- Quiet cul-de-sac location
- Two double bedrooms
- Spacious living room
- Fitted Kitchen
- Three piece bathroom suite
- Off road parking
- Garage and gardens
- No upward chain!
- Ultrafast broadband speed*



2



1



1



D



Ultrafast



Off road
parking

Property Reference: K7370



Living Room



Kitchen



Bedroom One



Bedroom Two

The kitchen is fitted with a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer, together with coordinating part-tiled walls and a useful breakfast bar. Integrated appliances include a Neff oven, a four-ring Beko induction hob with concealed extractor hood above, while there is additional space for a fridge/freezer and washing machine. A window overlooks the rear garden and a door provides direct access outside.

There are two well-proportioned double bedrooms, one enjoying an outlook to the front and the other overlooking the rear garden.

The bathroom is fitted with a modern three-piece suite comprising a panel bath with shower over, vanity unit with wash hand basin and WC. The room is complemented by part-tiled walls, an obscured window and extractor fan.

Outside, the property benefits from off-road parking leading to the garage. The front garden is attractively planted with mature trees, shrubs and a rockery, extending around the side of the property where access leads to the rear garden. Designed for ease of maintenance, the rear garden features a patio seating area together with mature planting, and access is available around the entire property.

This delightful bungalow offers comfortable living in a sought-after residential location and presents an excellent opportunity to purchase a detached home with attractive gardens, garage and off-road parking. The property provides an exciting opportunity for the new owners to modernise and personalise the accommodation to their own taste and requirements, creating a home perfectly suited to their needs. Sure to appeal to a range of buyers, early viewing is highly recommended.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

20' 3" x 13' 7" (6.18m x 4.15m)

Fitted Kitchen

12' 0" x 8' 7" (3.67m x 2.64m)

Bedroom One

11' 4" x 12' 5" (3.47m x 3.80m)

Bedroom Two

11' 10" x 10' 6" (3.61m x 3.22m)

Bathroom

Garage: The garage benefits from an up-and-over door, a separate door providing access to the rear garden, power and lighting and a wall-mounted gas boiler.

Parking: Off road parking.

Property Information:

Services: mains electricity, mains drainage, mains gas and mains water.

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band D.

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words & Location: ///cherry.spring.spends

Situated in a quiet corner of Esthwaite Green on the popular residential area of Heron Hill with bus service, shops and schools nearby. The property can be approached from Kendal by way of Burton Road, proceeding past the Kendal Leisure Centre and turning left immediately after the traffic lights into Heron Hill. Take the first right by the Spar shop onto Esthwaite Avenue and proceed up and over the hill, taking the turning on your left opposite the Heron Pub into Esthwaite Green. Turn immediately right and number 45 is the first property on the right hand side.

Anti Money 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



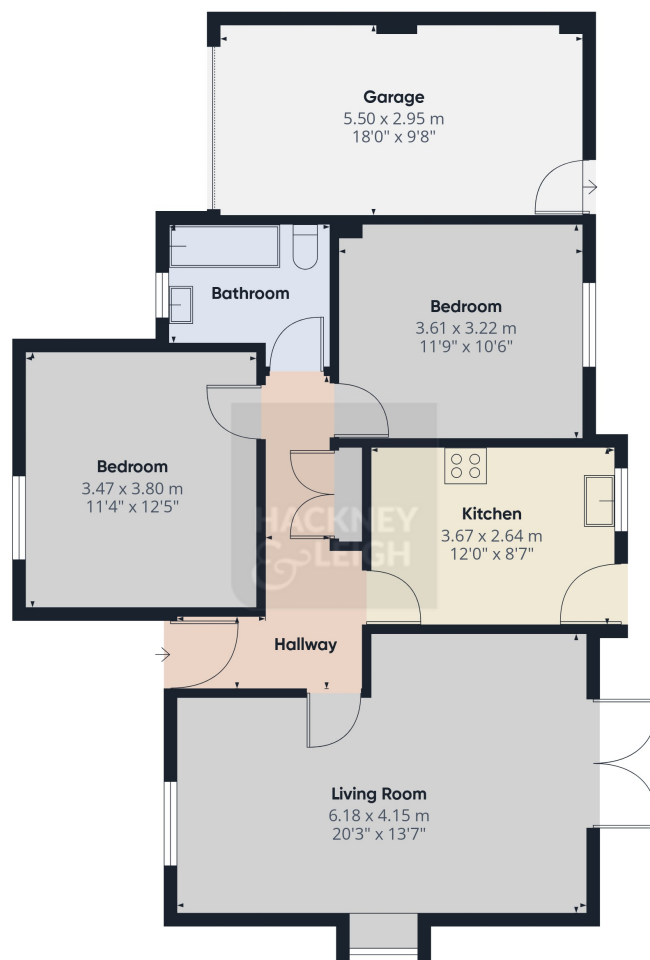
Rear Garden



Rear Garden



Side Elevation



Approximate total area⁽¹⁾
87.1 m²
936 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.

GIRAFFE360

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 04/09/2026.

Request a Viewing Online or Call 01539 729711