



Kendal

£325,000

23 Esthwaite Green, Kendal, Cumbria, LA9 7RZ

Situated within the ever-popular Heron Hill estate, one of Kendal's most sought-after residential areas, 23 Esthwaite Green enjoys a peaceful setting tucked away from the main road, whilst remaining within easy reach of a wide range of local amenities, including highly regarded schools, supermarkets, leisure facilities and excellent transport links. This well-presented three-bedroom semi-detached home offers spacious and practical accommodation, including two reception rooms and a generous garage, making it an ideal purchase for first-time buyers, growing families or those looking to upsize.

Quick Overview

- Semi-detached house
- Three bedrooms
- Two spacious reception rooms
- Good storage throughout
- Attractive front and rear gardens
- Sought after Heron Hill location
- Close to schools and amenities
- Quiet cul-de-sac setting
- Driveway and garage parking
- Ultrafast broadband speed*



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Property Reference: K7321



Front External



Living Room



Living Room



Dining Area

Situated within the ever-popular Heron Hill estate, one of Kendal's most sought-after residential areas, 23 Esthwaite Green enjoys a peaceful setting tucked away from the main road, whilst remaining within easy reach of a wide range of local amenities, including highly regarded schools, supermarkets, leisure facilities and excellent transport links. This well-presented three-bedroom semi-detached home offers spacious and practical accommodation, including two reception rooms and a generous garage, making it an ideal purchase for first-time buyers, growing families or those looking to upsize.

Entrance is via the front door into a welcoming hallway, providing access to the ground floor accommodation and staircase to the first floor. The hallway benefits from a built-in bench with useful shoe storage beneath, along with a cupboard ideal for coats and everyday essentials. The bright living room enjoys a pleasant front aspect overlooking the garden and features an attractive electric fireplace with a marble surround and hearth, creating a cosy focal point. A useful understairs storage cupboard with fitted shelving provides excellent additional storage.

Double doors open into the dining room, creating a versatile entertaining space with patio doors leading directly out to the rear garden. The adjoining kitchen is fitted with a range of wall and base units, complemented by an integrated Neff oven and grill with a four-ring gas hob and extractor hood above. There is space for a fridge freezer, plumbing for a washing machine, and a sink with drainer positioned beneath the rear-facing window overlooking the garden.

Stairs lead to the first-floor landing, where access is provided to all three bedrooms, the family bathroom and a useful airing cupboard, ideal for linen and towel storage. The principal bedroom enjoys a rear aspect and benefits from a large mirrored sliding wardrobe, built-in vanity area and fitted shelving. Bedroom two is a well-proportioned smaller double overlooking the front of the property and also provides access to the loft. Bedroom three is a comfortable single room, also positioned to the front, making an ideal child's bedroom, nursery or home office.

Externally, the property enjoys attractive and well-maintained gardens to both the front and rear. The front garden features driveway parking alongside a low-maintenance lawn bordered by established shrubs and decorative rockery, creating an attractive approach from the quiet residential street.

To the rear, the enclosed garden has been beautifully maintained, with a generous lawn surrounded by flagged pathways and a paved seating area tucked into the corner, providing the perfect space for outdoor dining and relaxation. Timber fencing encloses the garden, offering a good degree of privacy. The spacious garage can be accessed directly from the rear garden and provides excellent storage with fitted shelving, power, lighting and an up-and-over door.

Offering well-balanced accommodation in one of Kendal's most desirable residential locations, this fantastic home is perfectly suited to a range of buyers, from first-time purchasers to growing families. With excellent local amenities close by, well-maintained gardens and



Dining Area



Kitchen



Kitchen



Landing



Bedroom One



Bedroom Two

spacious living accommodation throughout, early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room 13' 1" x 12' 5" (4m x 3.8m)

Understairs Cupboard

Dining Room 10' 5" x 8' 2" (3.2m x 2.5m)

Kitchen 10' 5" x 7' 2" (3.2m x 2.2m)

First Floor Landing

Bathroom

Bedroom One 12' 9" x 10' 2" (3.9m x 3.1m)

Bedroom Two 11' 1" x 9' 6" (3.4m x 2.9m)

Bedroom Three 6' 6" x 8' 5" (2m x 2.58m)

Airing Cupboard

Garage 18' 8" x 8' 10" (5.7m x 2.7m)

Parking: Garage & Off-road parking

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band D.

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: [///elbow.plays.pints](https://www.what3words.com/elbow.plays.pints)

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 follow the road ahead, number 23 is on the right 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



Bedroom Three



Bathroom



Rear External



Rear Garden



Rear Garden

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).

Disclaimer: 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 29/06/2026.

Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **01539 729711** or request
online.



Need help with **conveyancing**? Call us on: **01539 792032**



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Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

A thought from the owners...

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Request a Viewing Online or Call 01539 729711