



Kendal

£325,000

28 Esthwaite Green, Kendal, Cumbria, LA9 7RZ

Tucked away in a peaceful cul-de-sac on the ever-popular Esthwaite Green estate, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for modern family living. Conveniently located within easy reach of a wide range of local amenities, including highly regarded schools, supermarkets, leisure facilities and excellent transport links, the property also benefits from off-road parking and a low-maintenance rear garden.

Stepping inside, you are welcomed by a bright entrance hall featuring an Velux roof light, staircase to the first floor and stylish flooring that continues through into the dining kitchen. To the left is a versatile room, currently used as a rabbit room, which would make an ideal home office, playroom, boot room or hobby space.

Quick Overview

- Attractive semi detached home
- Two generous reception rooms
- Modern dining kitchen
- Flexible home office and study space
- Low-maintenance rear garden
- Off road parking
- Peaceful cul-de-sac position
- Close to local amenities
- Sought after Heron Hill location
- Ultrafast Broadband speed*



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Ultrafast



Off road
parking

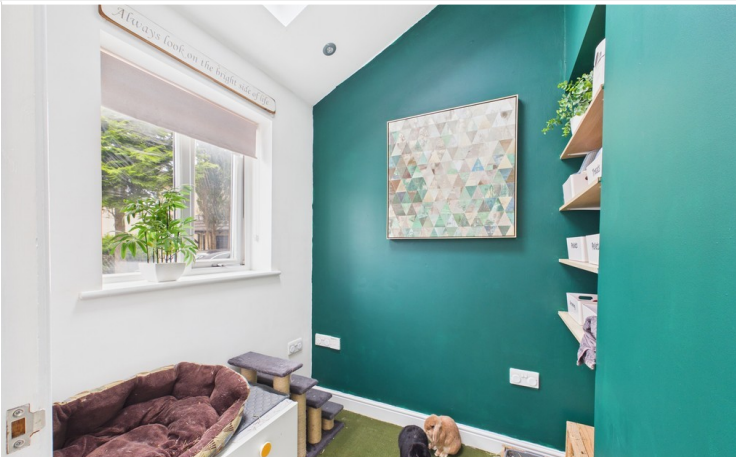
Property Reference: K7337



Entrance Hall



Cloakroom



Rabbit Room



Dining Kitchen

Also accessed from the hallway is the convenient ground floor cloakroom, fitted with a WC and wash hand basin, complemented by tiled walls and flooring, a heated towel rail and a window providing natural light.

The spacious living room enjoys pleasant views over the rear garden and is centred around an attractive marble fireplace with a gas-effect fire, creating a cosy focal point. Double doors open into the dining kitchen, providing an excellent flow for both everyday living and entertaining.

The impressive dining kitchen is a fantastic social space, featuring a Velux roof light, front-facing window and doors opening into the conservatory. There is also a useful understairs storage cupboard. The kitchen is fitted with a range of wall and base units with complementary work surfaces, incorporating a breakfast bar and inset sink with drainer. Integrated appliances include; a Bosch oven, four-ring electric hob with stainless steel extractor hood, Hotpoint dishwasher and under-counter fridge and freezer.

The conservatory provides an additional reception room with lovely views over the rear garden and direct access outside, making it an ideal space to relax or entertain throughout the year.

To the first floor, the landing gives access to three bedrooms and the family bathroom, along with a useful linen cupboard housing the wall-mounted boiler.

Bedrooms one and two are generous double bedrooms overlooking the rear garden, while bedroom three is a well-proportioned single room enjoying a front aspect, making it ideal as a child's bedroom, nursery or home office.

The family bathroom is fitted with a three-piece suite comprising; a panel bath with shower over, wash hand basin and WC. The room is finished with tiled walls and flooring, recessed spotlights, a heated towel rail and a window for natural ventilation.

Externally, the property offers off-road parking to the front. The enclosed rear garden has been designed with ease of maintenance in mind, featuring a paved seating area, artificial lawn and decorative stone borders. A side gate provides convenient access to the front of the property.

This fantastic home combines flexible living space with a sought-after location, making it an excellent choice for first-time buyers, growing families or those looking to downsize.

Early viewing is highly recommended. Contact us today to arrange your appointment.



Living Room



Kitchen



Conservatory



Landing



Bedroom Two



Bedroom Three

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Study

5' 7" x 5' 7" (1.71m x 1.71m)

Cloakroom

Living Room

12' 11" x 12' 8" (3.96m x 3.87m)

Dining Kitchen

11' 1" x 22' 8" (3.39m x 6.91m)

Conservatory

11' 3" x 10' 2" (3.43m x 3.11m)

First Floor

Landing

Bedroom One

12' 11" x 9' 7" (3.94m x 2.94m)

Bedroom Two

11' 5" x 8' 9" (3.49m x 2.69m)

Bedroom Three

8' 3" x 7' 0" (2.54m x 2.14m)

Bathroom

Parking: Off road parking.

Property Information:

Tenure: Freehold.

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

Council Tax: Westmorland & Furness Council - Band D

What3Words & Directions: [///orders.pops.quiz](https://www.what3words.com/#!/orders.pops.quiz)

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 bearing left and the property can be found on the left hand side.

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.



Bedroom One



Bathroom



Rear Garden



Rear 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

Keira Evans

Branch Manager & Property Valuer
Tel: 01539 729711
Mobile: 07469 857687
keiraevans@hackney-leigh.co.uk



Shannon Hipwell-Dixon

Senior Sales Negotiator
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Holly Strickland

Sales Negotiator
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Jamee Davies

Sales Negotiator
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Felicity Warman

Property Valuer
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Maurice Williams

Viewing Team
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Gail Reaney

Viewing Team
Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Jo Thompson

Letting Manager
Tel: 01539 792035
jonthompson@hackney-leigh.co.uk



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dedicated viewing team
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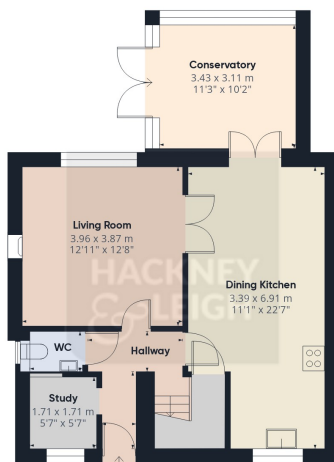


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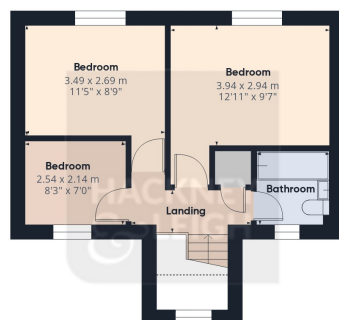


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Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk



Approximate total area⁽ⁿ⁾
96 m²
1035 ft²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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...

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Request a Viewing Online or Call 01539 729711