

# 44 Shap Road, Kendal

Kendal

£475,000

ARNOLD GREENWOOD

# 44 Shap Road

## Kendal

This impressive six-bedroom end of terrace period property is arranged over three floors, offering generous and versatile living space ideal for families or those seeking ample accommodation. The home retains classic character features, including large bay windows that flood the principal rooms with natural light, and high ceilings that create a sense of openness throughout. Being end-of terrace and west facing, the property benefits from an abundance of natural light. The ground floor comprises a welcoming entrance hall, a spacious living room with a bay window, and a stylish kitchen fitted with integrated appliances, flowing seamlessly into a bright dining area. French doors lead from the dining space into a conservatory, providing a tranquil spot to relax or entertain guests. Upstairs, there are six well-proportioned double bedrooms, family bathroom, an additional shower room, and a separate WC, catering comfortably to the needs of a busy household. Permit parking is available on the road, and a garage provides secure storage or parking for one vehicle.

The property enjoys a private front garden, setting it back from the street, and a generous rear garden that offers a peaceful retreat for outdoor dining, gardening, or play. The rear garden is easily accessible from the conservatory, making it perfect for seamless indoor-outdoor living during the warmer months.











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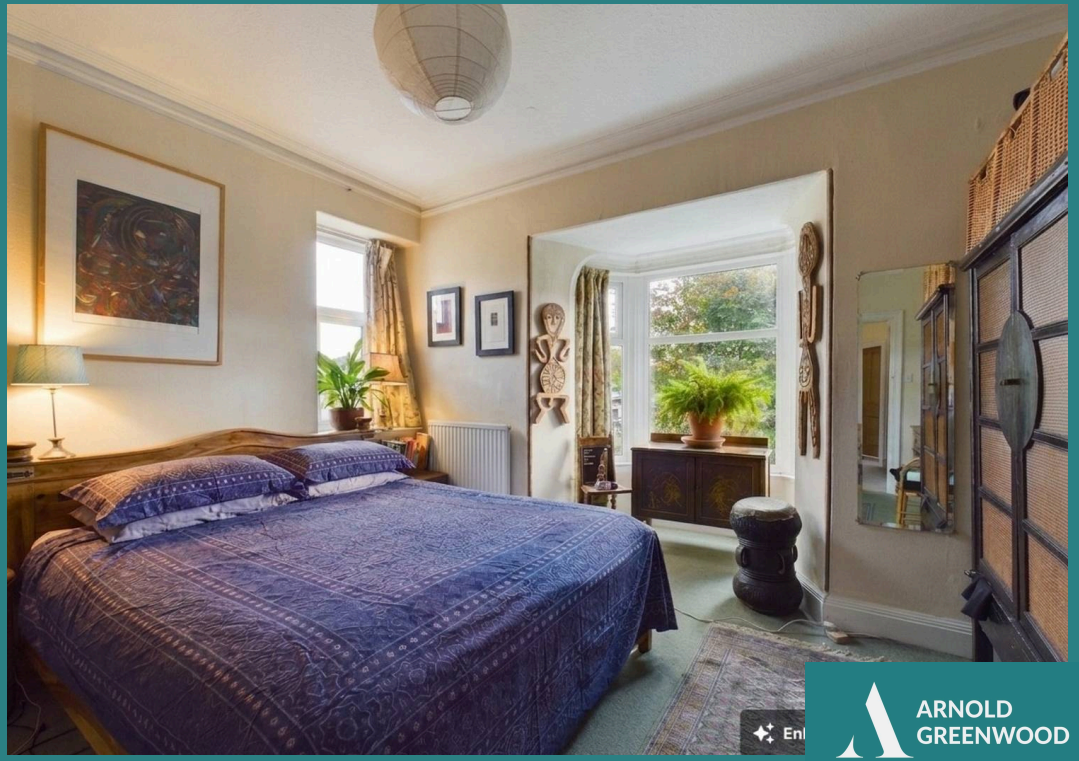


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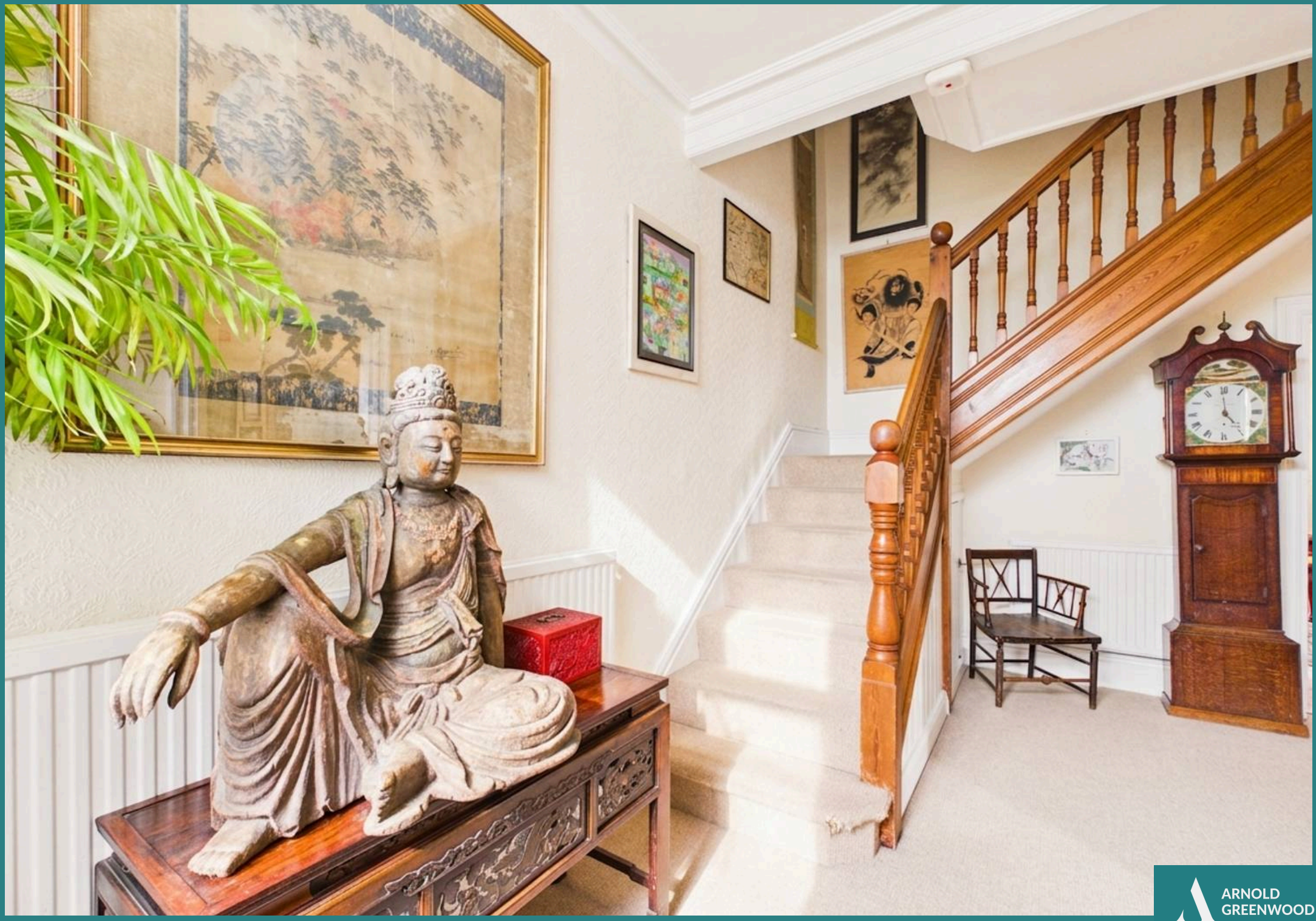








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**GARDEN**

Garden to the rear with a secluded patio accessible from the back door and conservatory. There are vegetable beds, and a picturesque potting shed with water supply. Up some steps is the large painted garage roof space with bamboo fencing, a retractable washing line and a small gazebo which catches the late afternoon sun. The garden path leads down to steps to the garden door to Mint Street parking and the garage entrance.

**GARAGE**

Single Garage

Accessed from the side door in the garden and from Mint Street with an up-and-over door. with power supply and light and steel storage shelving.

**PERMIT**

1 Parking Space

Permit and Visitor's permit provided by the local Council. The present owner has invariably been able to park on Mint Street immediately outside the property.

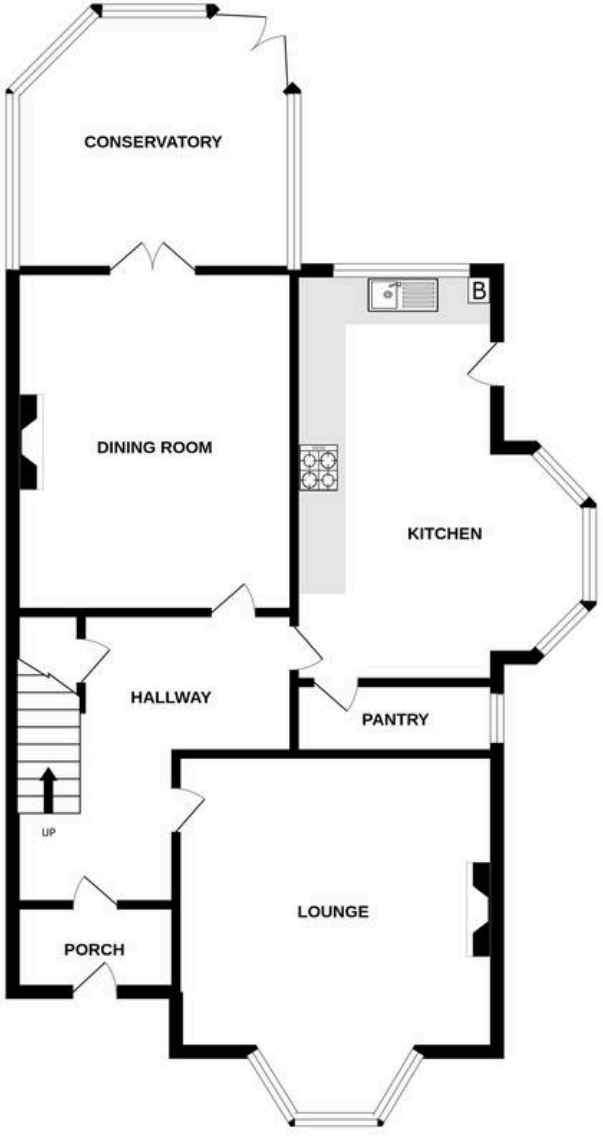




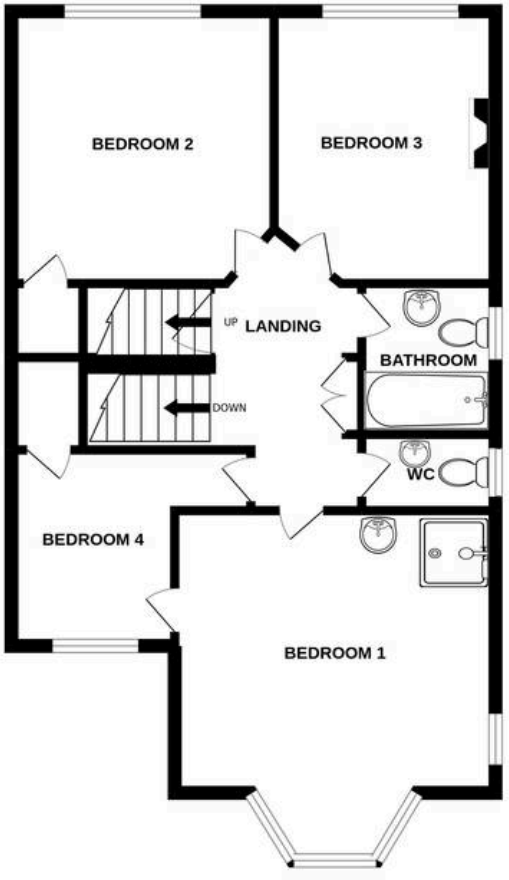


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GROUND FLOOR




1ST FLOOR




2ND FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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