



6 Horncop Lane, Kendal  
£315,000



## 6 Horncop Lane, Kendal

Set in a highly desirable and convenient position within Kendal, this detached bungalow enjoys attractive open views to the front across the town, all within easy walking distance of the centre and Kendal Green. The location offers excellent access to local amenities, transport links and the M6, while sitting on the edge of the Lake District National Park.

Requiring full renovation throughout, the property presents a rare opportunity for buyers looking to create a home to their own specification. The current layout includes a living room, separate dining room, kitchen, two double bedrooms and a bathroom, offering a solid footprint to work from. While dated, the property provides a blank canvas with clear scope to modernise and significantly enhance both style and value.

A particular feature is the substantial undercroft, spanning the full footprint of the property, offering excellent potential to extend the accommodation (subject to the necessary consents). Combined with the gardens to the front and rear and a separate garage, this is a property with genuine development potential in a sought-after location.

- Detached bungalow in a well regarded area of Kendal
- Conveniently located within walking distance of the town centre and Kendal Green
- Easy access to the M6 motorway and the Lake District National Park
- Open views to the front, giving a pleasant outlook
- In need of full renovation, offering clear scope for modernisation and personalisation
- Fitted kitchen with scope for replacement or updating
- Living room with a traditional fireplace
- Separate dining room with a gas fireplace
- Two double bedrooms and a family bathroom
- Gardens to both the front and rear, with on street parking and a garage accessed from the rear, undercroft

**DIRECTIONS:** From Windermere Road, turn onto Green Road. Continue along Green Road as it becomes Horncop Lane. Follow Horncop Lane approximately halfway down. Number 6 is located on the left-hand side, accessed via a set of steps.

**WHAT3WORDS:** //differ.boot.lively





#### **LIVING ROOM**

15'1" x 12'10" (4.62m x 3.92m)

#### **DINING ROOM**

10' 6" x 12' 10" (3.21m x 3.91m)

#### **KITCHEN**

6' 10" x 9' 6" (2.08m x 2.90m)

#### **PANTRY**

3' 5" x 2' 10" (1.04m x 0.87m)

#### **BEDROOM**

11' 6" x 11' 3" (3.51m x 3.43m)

#### **BEDROOM**

10' 5" x 12' 0" (3.17m x 3.67m)

#### **BATHROOM**

5' 1" x 7' 8" (1.55m x 2.34m)

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

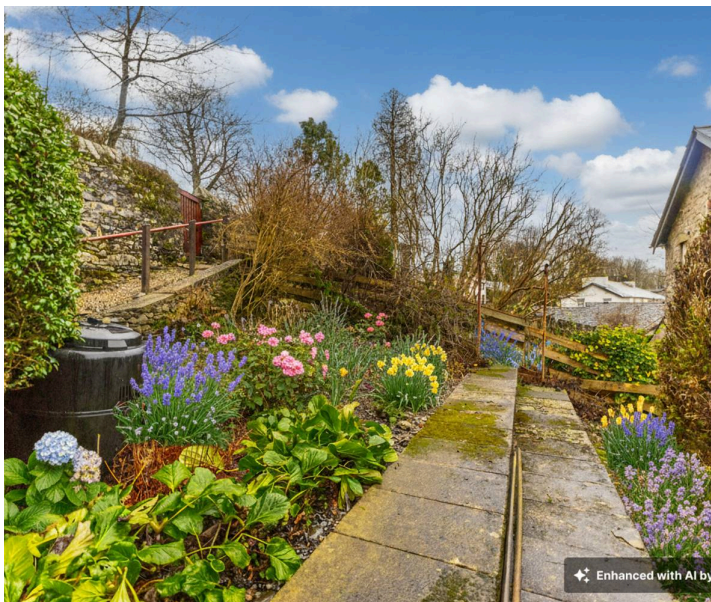
#### **EPC RATING: D**

**COUNCIL TAX BAND** currently Band: D

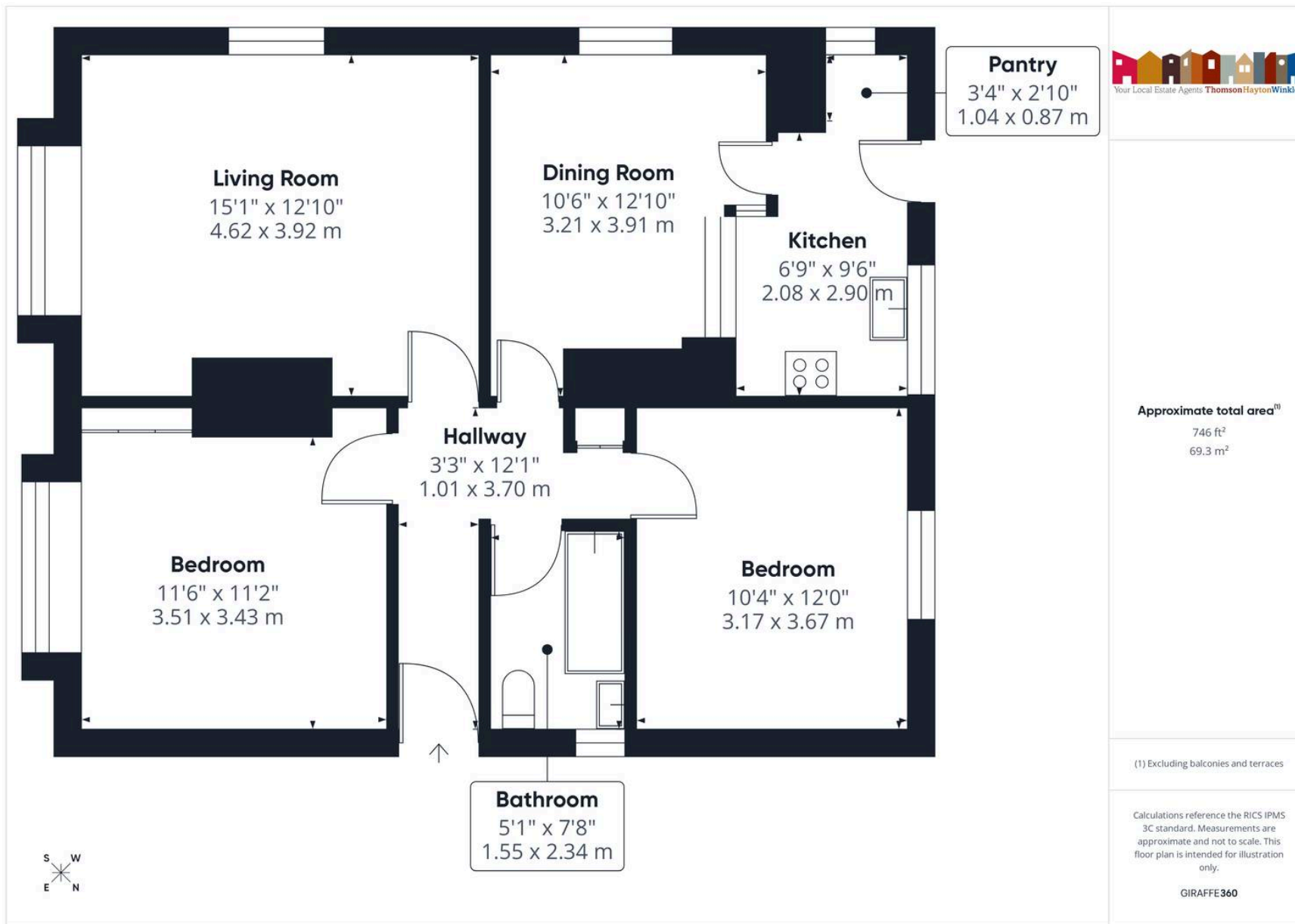
#### **TENURE: FREEHOLD**

#### **IDENTIFICATION CHECKS**

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