



Kendal

£170,000

29 Sparrowmire Lane, Kendal, Cumbria, LA9 5PX

29 Sparrowmire Lane is a spacious two-bedroom end-terrace property situated within a well-established residential estate. Conveniently located close to a range of local amenities, including bus services, schools, and excellent transport links, this home is ideally suited to families, downsizers and first-time buyers alike.

Now ready for the new owner to modernise and make their own, the property also benefits from no upward chain.

Upon entering the property, you are welcomed into the entrance hall, which provides access to the living room and stairs rising to the first floor.

Quick Overview

Spacious end-terrace home

Popular residential estate location

Ideal for first-time buyers

Bright and airy living room

Dining kitchen

Two double bedrooms

Enclosed rear garden

Ready for the new owner to modernise

No upward chain

Ultrafast broadband speed*



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Ultrafast



On street
parking

Property Reference: K7333



Living Room

The living room is a bright and airy space, enjoying an outlook over the front garden. The room features a wall-mounted electric fire, while two useful fireside alcoves provide additional storage cupboards.

The kitchen is fitted with a range of wall and base units, an inset one-and-a-half bowl sink with drainer and coordinating part-tiled walls. Integrated appliances include a New World double oven and four-ring gas hob, with additional space and plumbing for a washing machine and fridge freezer. Two windows overlook the rear garden, with a door providing direct access to the outdoor space. A useful understairs storage cupboard completes the kitchen area.

To the first-floor landing, you will find two bedrooms, the bathroom and access to the loft space.

Bedroom one is a generous double room with a front-facing aspect and fitted furniture, including; wardrobes, overhead storage cupboards, a dresser and a useful additional storage cupboard. Bedroom two is also a well-proportioned double room, enjoying views towards the distant fields and benefiting from two storage cupboards.

The bathroom comprises a three-piece suite including; a panel bath with shower over, wash hand basin and WC. The room is finished with part-tiled walls, a window and radiator.

Externally, the front garden is accessed via steps and features a flagged area with decorative stone detailing and raised flower beds. To the rear, the garden offers a large patio area with steps leading down to a timber shed, with a pathway continuing to a lawn area and mature flower beds and an outside tap. There is also a useful outdoor store, which benefits from plumbing for a washing machine and a wall-mounted boiler.

An excellent opportunity for those looking to create a home to their own taste, with generous accommodation, outdoor space and no onward chain.



Dining Kitchen



Dining Kitchen

Accommodation with approximate dimensions:

Entrance Hall

Living Room

12' 7" x 11' 11" (3.85m x 3.65m)

Dining Kitchen

17' 6" x 7' 9" (5.34m x 2.38m)

First floor

Landing

Bedroom One

14' 2" x 9' 4" (4.33m x 2.85m)

Bedroom Two

8' 11" x 10' 7" (2.72m x 3.24m)

Bathroom



Bedroom One

Parking: On street parking.

Property Information:

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - Band B.

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: ///hurricane.rare.scorch

The property can be found by leaving Kendal on the Windermere Road and at the traffic lights take the right turning onto Burneside Road. Follow the road along, taking the left turning onto Sparrowmire Lane. Follow the road round and number 29 can be found on the right hand side just after the Low mead turning.

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 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).

Agent Note: We await the grant of probate for the property.



Bedroom Two



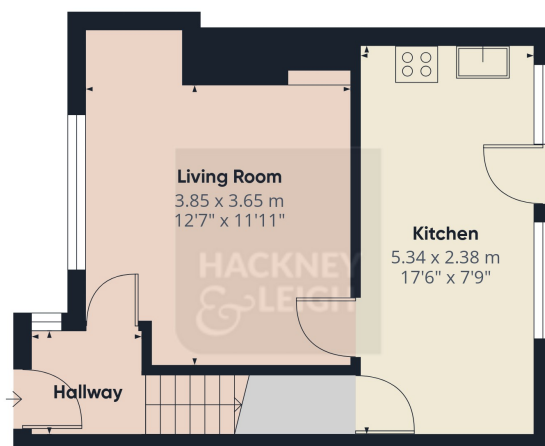
Bathroom



Rear Garden



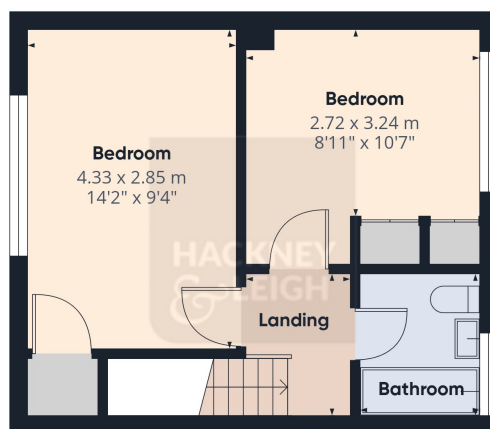
Rear Garden



Floor 0

Approximate total area⁽¹⁾

62.3 m²
671 ft²



Floor 1

(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



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