



Kendal

£295,000

16 Finley Close, Kendal, Cumbria, LA9 6DW

Nestled in a peaceful cul-de-sac just a short walk from Kendal town centre, this well-presented three-bedroom semi-detached home offers generous living space, a versatile layout, and a low-maintenance garden; perfect for family life and modern living.

Upon entering the property, you're welcomed by a spacious entrance hall featuring decorative tile effect lino flooring that adds charm. The hall includes fixed hangers for coat storage and a useful under stairs cupboard for everyday essentials.

Quick Overview

- Semi detached family home
- Three Bedrooms
- Fitted kitchen & adjoining utility room
- Two reception rooms
- Thoughtfully landscaped rear garden
- Convenient location
- Quiet cul-de-sac
- Off Road Parking
- Early viewing recommended!
- Ultrafast Broadband available



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Ultrafast
Broadband



Driveway Parking

Property Reference: K7141



Entrance Hall



Living Room



Living Room



Dining Area

The property enjoys a spacious ground floor layout, beginning with a welcoming front living room featuring a charming inset log burner, recently fitted in Oct 2024 and a bay window that fills the space with natural light. To the rear, a large dining room provides an ideal setting for family meals and entertaining, with an adjoining home office or games room offering flexibility to suit your lifestyle.

The modern kitchen is well-equipped and thoughtfully designed, with wood-effect worktops, cream-coloured wall and base units, an integrated cooker and grill, 4-ring gas hob and a sleek touch-screen extractor fan. A stainless steel sink and drainer, integrated dishwasher, space for a fridge/freezer and a Velux-style roof light enhance the practicality and brightness of the space. A breakfast bar provides a relaxed area for casual dining.

Adjoining the kitchen, the utility room adds even more functionality, with fitted units, worktop space and plumbing for both a washer and dryer. This room also includes an inset sink, tiled flooring, a walk-in shower, W/C and pedestal wash hand basin - ideal for busy households.

Upstairs, the home offers three well-proportioned bedrooms. The principal bedroom, located at the front of the property, is a generously sized double room featuring a bay window that brings in a wealth of natural light. There's ample space for freestanding furniture, making it a comfortable and stylish retreat. The second bedroom, also a good-sized double, enjoys a peaceful rear aspect overlooking the garden, ideal as a guest room or secondary double. The third bedroom is a practical single room that could serve a variety of uses, from a child's bedroom or nursery to a dressing room or home office, depending on your needs.

The family bathroom features a panelled bath with electric shower and glass screen, W/C, vanity wash hand basin, and part-tiled walls, blending traditional styling with modern practicality.

Additional features include a boarded loft, providing valuable extra storage space.

Outside, the rear garden is a real highlight, thoughtfully landscaped to be low-maintenance, with a patio area under a pergola, outdoor electricity socket, lawn with raised beds and mature hedging offering privacy. A small decked area at the rear leads to a garden shed for further storage.

This home is ideally positioned close to well-regarded schools, supermarkets, playing fields, and local amenities, making it an excellent choice for families or professionals seeking space, flexibility, and convenience in one of Kendal's sought-after residential areas.

Acomodation with approximate dimensions:

Entrance Hall

Living Room 12' 9" x 10' 1" (3.89m x 3.08m)

Dining Room 13' 8" x 12' 4" (4.18m x 3.76m)



Games Room



Kitchen



Utility Room



Bedroom One



Bedroom Two



Bedroom Three

Games Room 12' 1" x 6' 7" (3.70m x 2.03m)

Kitchen 13' 10" x 9' 7" (4.24m x 2.94m)

Utility Room 8' 8" x 7' 1" (2.65m x 2.16m)

Bedroom One 14' 0" x 10' 2" (4.27m x 3.10m)

Bedroom Two 12' 3" x 7' 10" (3.75m x 2.41m)

Bedroom Three 10' 1" x 5' 7" (3.08m x 1.72m)

House Bathroom

Property Information

Parking Driveway parking

Services Mains gas, mains electricity, mains water & mains drainage.

Tenure Freehold

Council Tax Westmorland and Furness Council Tax Band D

Energy Performance Certificate EPC Band D

What3Words & Directions [///invoices.goad.enlarge](http://invoices.goad.enlarge)

Leaving Kendal on the A6 Shap Road, proceed past the turning to Mintsfeet Road and Finley close is then the fourth turning on your left. Continue down the road and number 16 is located on the left-hand side, towards the end of the cul-de-sac.

Viewings Strictly by appointment through Hackney & Leigh.

Anti-Money Laundering Regulation 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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



House Bathroom



Rear External



Bedroom One



Rear Garden

Request a Viewing Online or Call 01539 729711

Meet the Team

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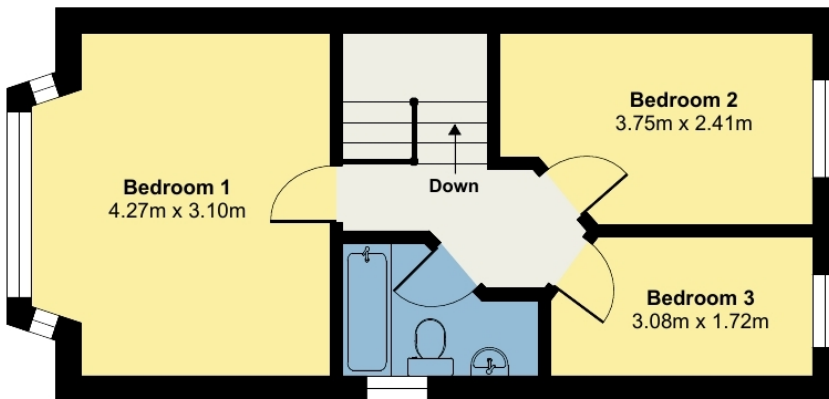
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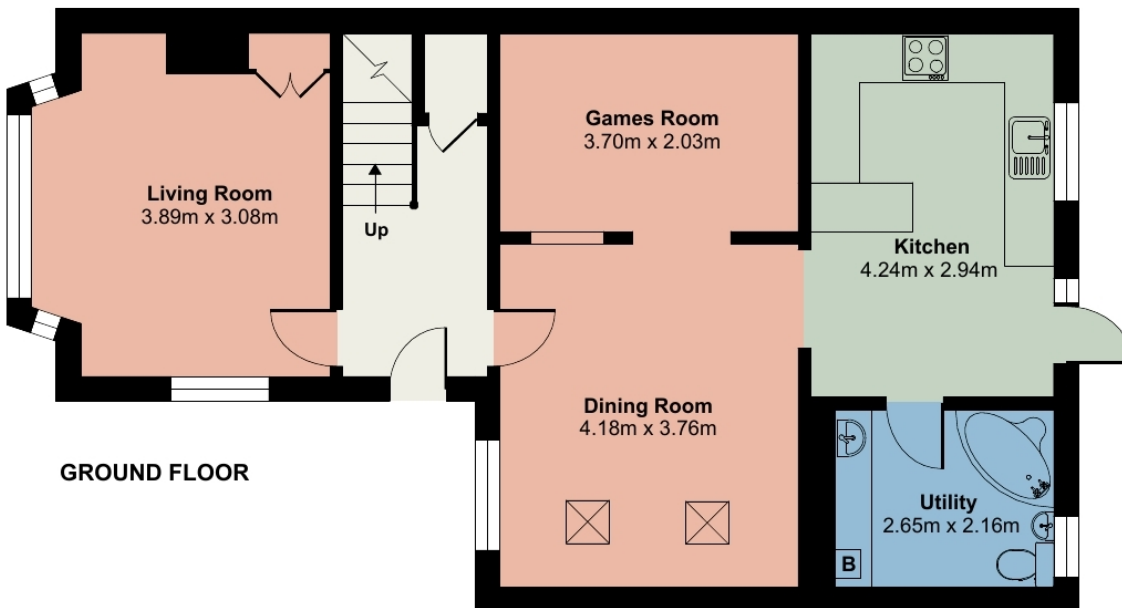
Finley Close, Kendal, LA9

Approximate Area = 1199 sq ft / 111.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1321690

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