

Kendal

£350,000

8 Bellingham Road, Kendal, Cumbria, LA9 5JW

Situated within one of Kendal's most desirable residential areas on the ever-popular southern side of town, 8 Bellingham Road enjoys an enviable position combining peaceful family living with excellent convenience. Kendal's bustling market town centre is within easy reach and offers an extensive range of independent shops, supermarkets, cafés, restaurants, leisure facilities and highly regarded schools. The property is ideally placed for commuters, with Oxenholme railway station providing direct services to London and Glasgow, whilst Junction 36 of the M6 is readily accessible. Surrounded by the stunning landscapes of the Lake District National Park and Yorkshire Dales, the location perfectly balances accessibility, amenities and outdoor lifestyle opportunities.

Quick Overview

- Semi-Detached House
- Three Bedrooms
- Sought after location
- Extended open plan dining kitchen
- Log burning stove
- Large rear garden
- Modern shower room
- Excellent transport links
- Driveway Parking
- Ultrafast Broadband Available

Property Reference: K7314

3	1	2	D	*Ultrafast Broadband*	*Off Road Parking*



Front External



Entrance Hall



Living Room



Living Room

Occupying a generous plot, this attractive semi-detached family home offers beautifully presented accommodation throughout, thoughtfully enhanced to create bright, open-plan living spaces perfectly suited to modern family life.

Upon entering, a welcoming entrance hall immediately creates a sense of space and light, enhanced by Velux roof windows overhead and a spacious staircase ascending to the first floor. The property also benefits from underfloor heating throughout the ground floor.

Undoubtedly the heart of the home is the impressive open-plan dining kitchen positioned to the rear. Thoughtfully opened up and enhanced with roof lights, the space is flooded with natural light and enjoys a wonderful connection to the garden beyond. The contemporary kitchen is fitted with a range of sleek gloss wall and base units complemented by granite work surfaces including a peninsular worktop. Integrated appliances include a Bosch induction hob with concealed extractor above, Bosch oven and grill, dishwasher and fridge freezer. The peninsular island further incorporates an integrated washing machine and tumble dryer, creating a practical and sociable workspace.

Adjacent to the kitchen, the spacious dining area provides ample room for entertaining and family gatherings, whilst large glazed french patio doors frame views of the garden and open directly onto the decked seating area, seamlessly blending indoor and outdoor living. Adding warmth and character to the space, a charming inglenook fireplace houses a log-burning stove, creating a cosy focal point throughout the seasons.

Double oak doors open into the inviting living room, positioned to the front of the home. This comfortable reception room enjoys a peaceful outlook and features a further characterful inglenook open fireplace as its central focal point.

Located just off the kitchen, a useful cloakroom is fitted with a WC and wash hand basin, whilst a separate door provides convenient direct access to the side of the house and both gardens.

To the first floor, a striking arched window floods the landing with natural light, continuing the bright and airy feel found throughout the home. The principal bedroom is situated to the front elevation and enjoys a pleasant outlook. Bedroom two is positioned to the rear and benefits from truly spectacular panoramic views towards the historic ruins of Kendal Castle, Benson Knott and the surrounding Lakeland fells. This well-proportioned double bedroom and also includes a built-in storage cupboard housing the boiler. Bedroom three offers excellent versatility and is ideally suited as a nursery, home office or single bedroom.

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Open plan kitchen / diner



Open plan kitchen / diner



Kitchen



Kitchen



Bedroom One



Bedroom Two

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House Shower Room

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Bedroom Three



Showeroom



Rear Garden



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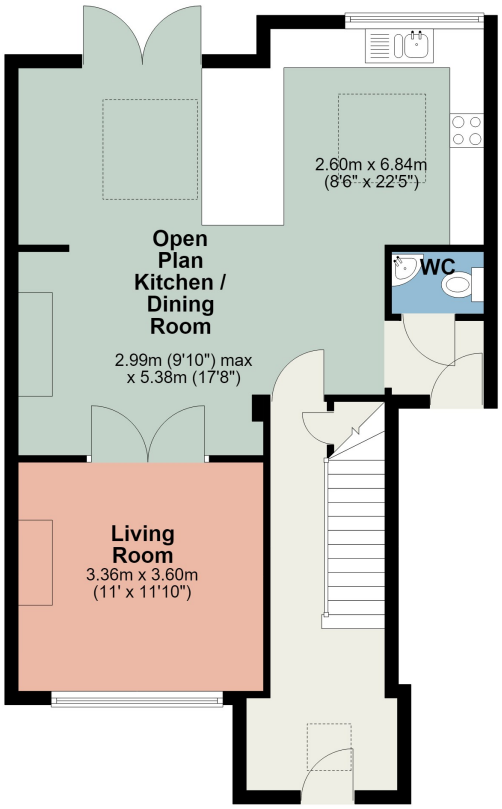


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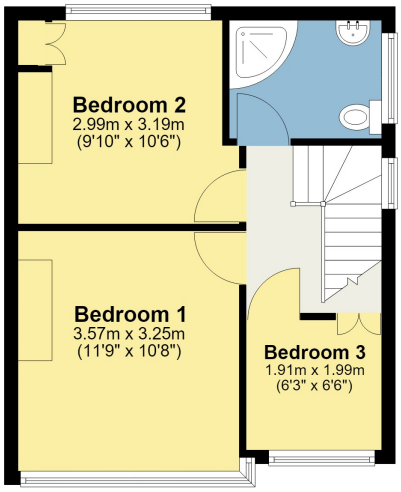
Ground Floor

Approx. 61.2 sq. metres (658.9 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.8 sq. feet)



Total area: approx. 96.4 sq. metres (1037.7 sq. feet)

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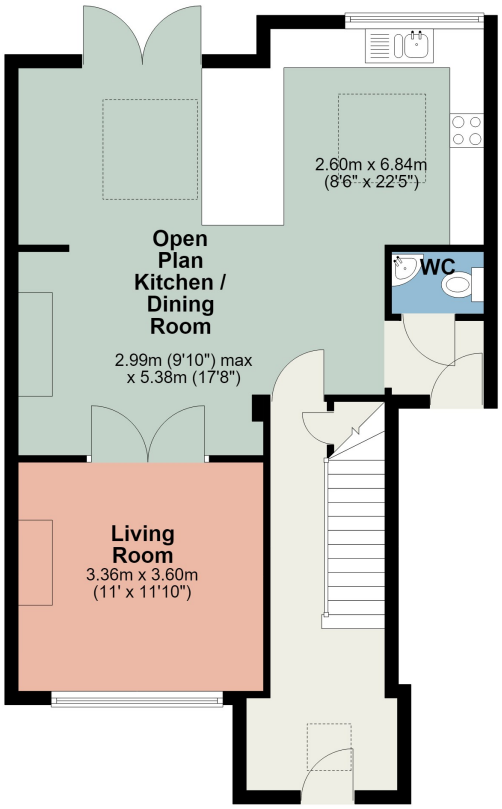


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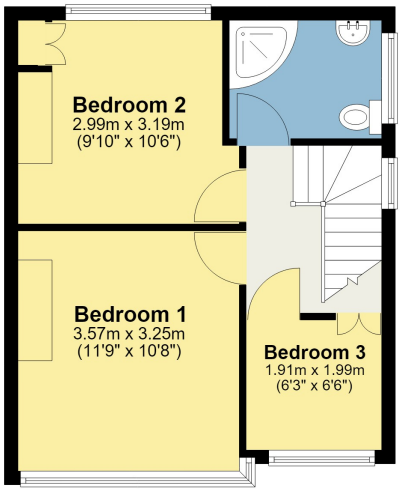
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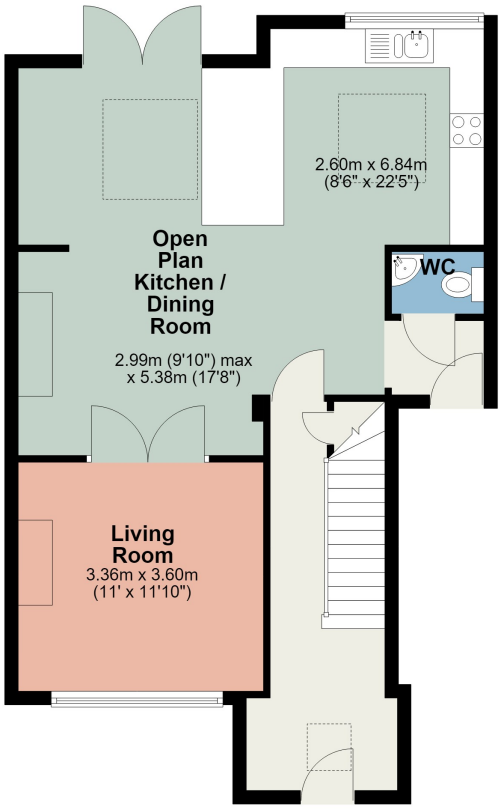


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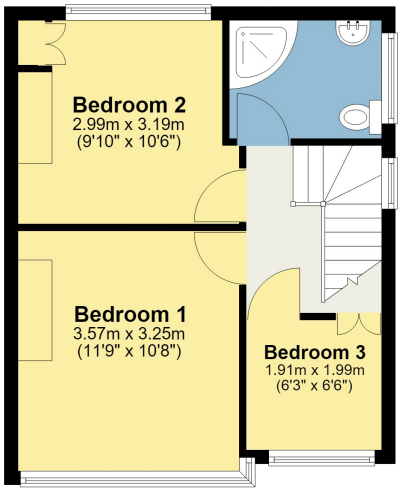
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