

Kendal

£195,000

4 Elm Court, Sparrowmire Lane, Kendal, Cumbria, LA9 5PF

Situated towards the northern end of Kendal, within walking distance of the town centre, this spacious three-bedroom end-terraced home offers well-proportioned accommodation, a lawned rear garden and the added benefit of a detached garage. Conveniently positioned for access to well-regarded local schools, supermarkets and transport links, the property is ideally placed for reaching the Lake District via Plumgarths Roundabout or travelling towards Junction 36 of the M6 via the A591.

Quick Overview

- End terraced house
- Three bedrooms
- Dining kitchen
- Spacious living room
- Walking distance into Kendal town centre
- Wet room style shower room
- Ideal for first time buyers or investors
- Rear Garden
- Garage & On street parking
- Ultrafast Broadband available

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Property Reference: K7399



Dining Kitchen



Dining Kitchen



Living Room



Bedroom One

Upon entering, you are welcomed into a cosy dining kitchen, fitted with a range of units incorporating an inset sink and drainer, gas hob with extractor over and oven, together with space and plumbing for a washing machine. To the right-hand side, there is a dedicated dining area providing ample room for a family dining table and entertaining. To the rear of the property, the bright and spacious living room enjoys views over the garden, with a glazed door providing direct access outside.

To the first floor, there are three bedrooms, comprising two generous double rooms and a further single bedroom. Bedroom one is positioned to the rear and enjoys pleasant views over the garden and towards Burneside Road. Bedroom two sits to the front and benefits from a built-in storage cupboard, whilst bedroom three offers a versatile space, ideal as a child's bedroom, home office or dressing room. Completing the accommodation is a wet-room-style shower room fitted with an electric shower, WC, pedestal wash hand basin and heated towel rail.

Externally, the property benefits from a lawned rear garden, bordered by established mature plants and providing a pleasant outdoor space. A detached garage offers useful additional storage.

Offering spacious freehold accommodation in a convenient residential location, this property represents an excellent opportunity for first-time buyers looking to take their first step onto the property ladder, as well as investors seeking a well-positioned addition to their portfolio. Early viewing is highly recommended to appreciate the space and potential on offer.

Accommodation with approximate dimensions

Dining Kitchen: 16' 8" x 11' 7" (5.10m x 3.55m)

Living Room: 16' 9" x 11' 7" (5.11m x 3.54m)

First Floor

Bedroom One: 10' 4" x 11' 8" (3.15m x 3.56m)

Bedroom Two: 10' 2" x 8' 6" (3.12m x 2.60m)

Bedroom Three: 6' 2" x 9' 0" (1.89m x 2.75m)

Shower Room

Garage: 8' 2" x 16' 0" (2.49m x 4.89m)

Property Information

Parking: Garage & On road parking

Tenure: Freehold

Request a Viewing Online or Call 01539 729711

Services: Mains gas, mains electricity, mains water and mains drainage

Counil Tax: Westmorland and Furness Council Tax Band: B

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions: ///preheated.sings.tribal

The property can be found by leaving Kendal on Stricklandgate,at the traffic lights take the right turning onto Burneside Road. Follow the road along, taking the left turning onto Sparrowmire Lane. 4 Elm Court can be found at the end of the terrace on the right hand side.

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).



Bedroom Two



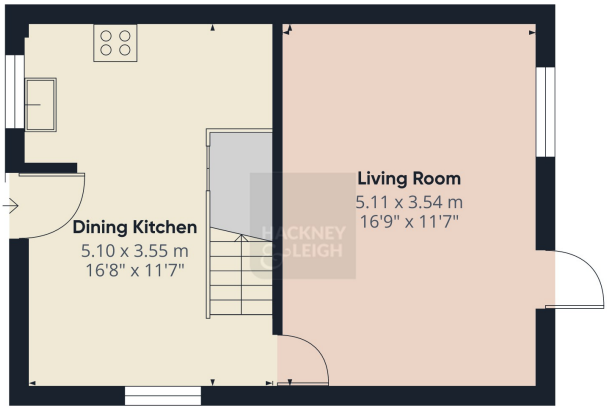
Bedroom Three



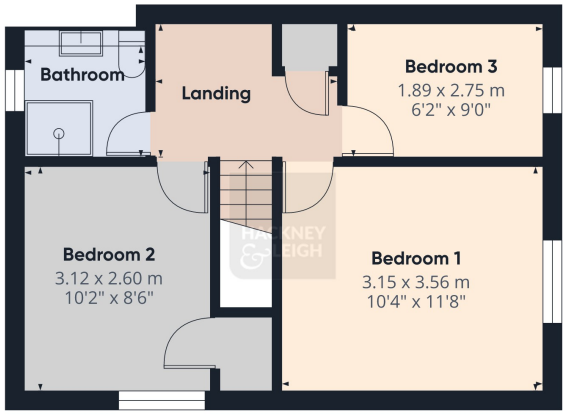
Wet Room



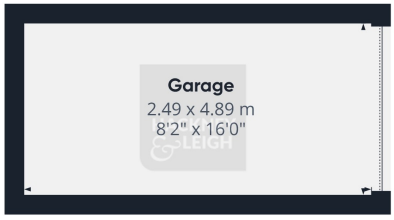
Rear Garden



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

75.1 m²

808 ft²

(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.

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Request a Viewing Online or Call 01539 729711