



Back Lane | | Kendal | LA9 7AW

Guide Price £300,000



david britton
ESTATES

Key features

- Sizeable cottage formerly 2 dwellings
- 3 good bedrooms
- 2 reception rooms and conservatory
- Recently fitted breakfast kitchen
- Lounge with multi fuel stove
- Easily managed garden area
- Off road parking
- Recent replacement doors, windows and radiators
- Peaceful position yet close to Kendal town centre and Kendal Train Station
- Excellent family home or lock up and leave in good order throughout

Description

Nestled in a historic part of Kendal, this sizeable (1,403 square ft) 3 bedroom, 2 reception room family home has great internal accommodation space, character and is presented to a good decorative standard. Formerly two cottages which are now presented as one spacious home, it has been subject to much improvement in recent years and includes replacement windows, doors and radiators. There is a recent fitted kitchen with full integrated appliances and a conservatory to boast. The external areas are easily managed with a cottage style garden and there is off road parking.

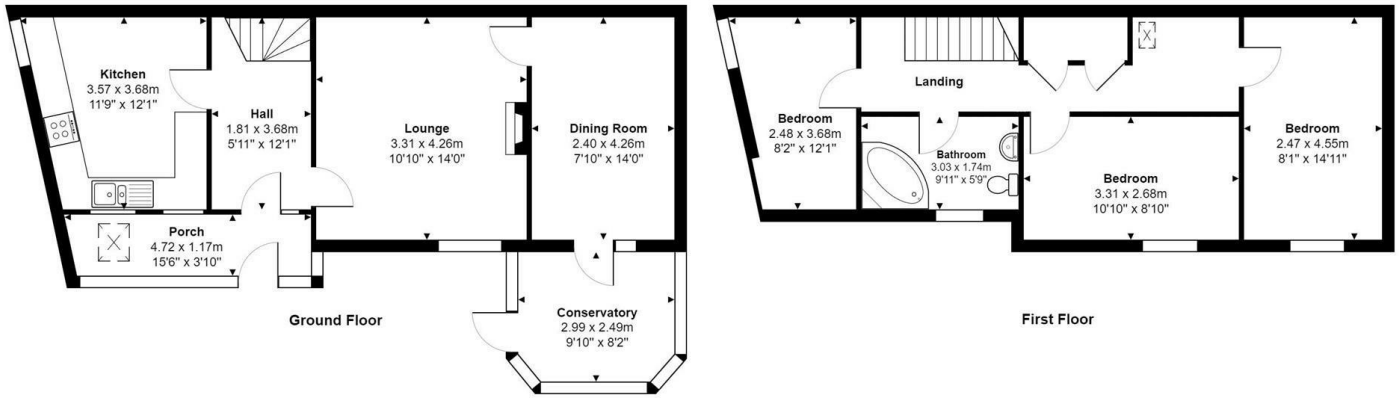
Located in a peaceful location this unique find is close to all amenities within Kendal, including Kendal Train Station which is a short stroll away and connects to Oxenholme mainline station connecting Glasgow and Euston. There are numerous primary schools and two secondary schools within walking distance, cafes, shops, pubs, The Brewery Arts Centre and Leisure Centre. The M6 motorway is within a 15 minute drive away to Junction 36 & 37 and the Lake District National Park is within easy reach, Windermere being only 7 miles away.

Directions





Floor plans



For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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