



12 Back Lane, Kendal
£287,000



12 Back Lane

Kendal, Kendal

A charming stone built semi-detached cottage that used to be two properties', which is being offered for sale with no upper chain, is located in a popular residential area situated within the market town of Kendal and conveniently placed for the supermarkets, Kendal railway station, Gooseholme green and being within easy reach of the M6 and the Lake District National Park.

Nestled in a beautiful historic part of Kendal, this sizeable (1,403 square ft) semi-detached cottage offers a blend of character and modern comforts. The property boasts double glazing throughout, ensuring a tranquil atmosphere while maximising energy efficiency. Upon entering the property, you will find yourself in the porch which has plenty of space for all your coats, shoes and even bikes to keep safe and secure, carrying on through into the entrance hall which feels warm and welcoming as soon as you enter. To the left is the modern kitchen by Atlantis which has many features such as engineered Oak flooring and many integrated Bosch appliances such as a double oven, gas hob, integrated fridge freezer, dishwasher and washing machine.

Heading back through to the entrance hall and stepping into the charming sitting room which is perfect for relaxing in and entertaining guests with the added benefit of a multi fuel stove which keeps you warm all year round. From here you can find the both the dining room and conservatory which are great places to spend time as a family and entertain visitors with the conservatory offering beautiful garden views.

Upstairs, there are three generously proportioned double bedrooms, ideal for a growing family or hosting guests. The light and airy family bathroom completes the interior, providing a sanctuary for relaxation after a long day which comprises a W.C, wash hand basin and corner bath with a shower over.

GROUND FLOOR

PORCH

14' 1" x 4' 0" (4.28m x 1.21m)

ENTRANCE HALL

10' 2" x 6' 0" (3.09m x 1.82m)

SITTING ROOM

14' 6" x 11' 11" (4.41m x 3.64m)

KITCHEN

12' 0" x 11' 2" (3.65m x 3.40m)

DINING ROOM

14' 0" x 7' 10" (4.26m x 2.40m)

CONSERVATORY

9' 9" x 8' 0" (2.98m x 2.43m)

FIRST FLOOR

LANDING

25' 1" x 6' 1" (7.64m x 1.86m)

BEDROOM

15' 9" x 9' 11" (4.80m x 3.02m)

BEDROOM

13' 2" x 8' 4" (4.01m x 2.55m)

BEDROOM

11' 2" x 10' 1" (3.40m x 3.08m)

BATHROOM

9' 10" x 6' 11" (3.00m x 2.10m)

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage.





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FIRST FLOOR

LANDING

25' 1" x 6' 1" (7.64m x 1.86m)

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15' 9" x 9' 11" (4.80m x 3.02m)

BEDROOM

13' 2" x 8' 4" (4.01m x 2.55m)

BEDROOM

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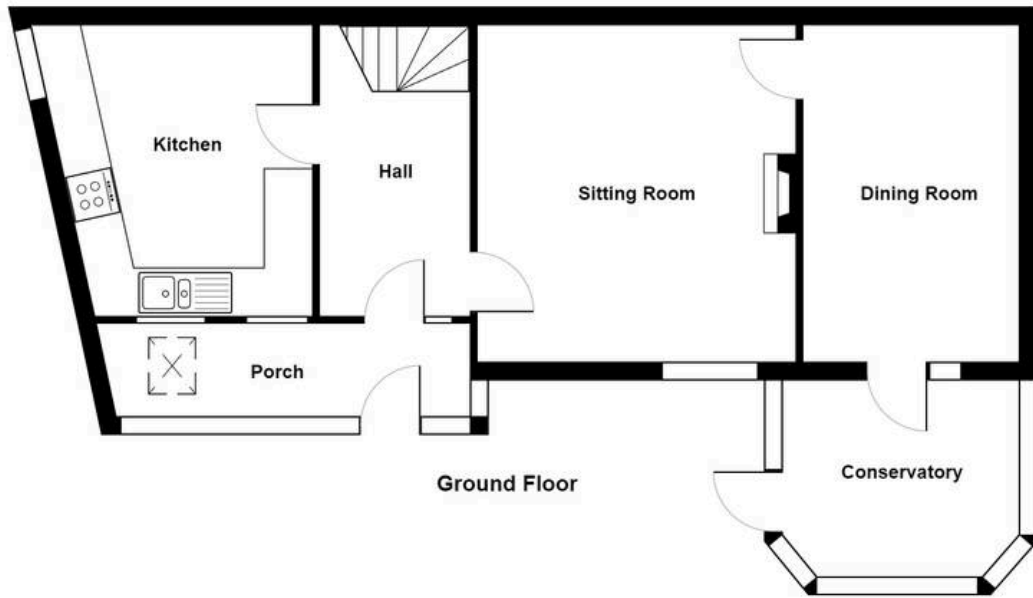
GARDEN

A easily maintained garden with a gravelled area surrounding the conservatory with space for garden furniture. The garden has well shrubs, plants and flower beds as well as driveway parking.

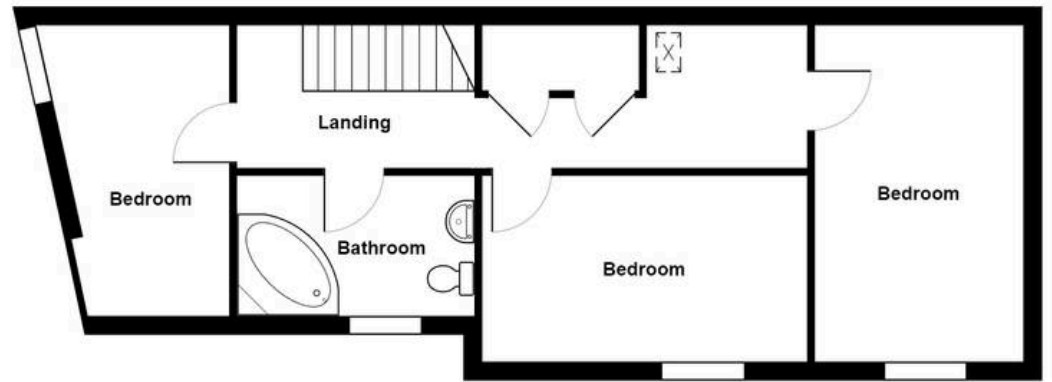
DRIVEWAY

1 Parking Space





Ground Floor



First Floor

12 Back Lane, Kendal

Total Area: 111.1 m² ... 1195 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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