



176 Burneside Road, Kendal
£435,000





176 Burneside Road

Kendal

A substantial detached period residence situated in this popular residential location to the north of the market town of Kendal, convenient for all the local amenities on offer and with access to the M6 motorway and The Lake District National Park. Occupying an elevated position the property enjoys fantastic panoramic views over the town towards Kendal Fell and Cunswick Scar.

Located on the northern outskirts of Kendal, this charming detached property has a harmonious blend of traditional elegance and modern comfort. The spacious 4-bedroom house greets you with a stunning light and airy sitting room, on the ground floor, perfect for relaxing evenings. Upstairs you will find the other three bedrooms, two double, and they are complimented by a four piece suite bathroom. The landing allows easy access to the boarded loft. The lower ground floor has been fully converted into a separate living area, featuring a kitchen, fourth bedroom and a three-piece bathroom, offering versatility to accommodate guests or a growing family with ease. The heart of the home lies in the substantial kitchen diner, complete with a second log burner for winter nights. Gas central heating and double glazed windows ensure a warm and welcoming atmosphere throughout the house.

Set within landscaped gardens to the front and rear, this property offers an outdoor haven. The rear garden is a delightful escape with a paved patio seating area providing the perfect spot to enjoy alfresco dining. It overlooks a lawn surrounded by planted beds. A pond nestles in the corner. A second seating area to the left of the garden offers additional space. To the right of the property there is a secure bike shed that accommodates two bikes and allows access to the wood store and back garden. The front of the property has a gravelled driveway leading to the front door, flanked by a substantial planted bed, adding to the property's kerb appeal. Conveniently located near the vibrant town centres of Kendal and Burneside, this home offers a tranquil retreat with easy access to amenities, making it an ideal place for those seeking both comfort and convenience.

- A charming detached property
- The lower ground floor has been fully converted into a separate living area
- On the ground floor there is a stunning light and airy sitting room with log burner
- Easy access to the town centre of Kendal and Burneside
- A substantial kitchen diner with a log burner
- Beautiful landscaped gardens to the front and rear
- Three bedrooms on the first floor and a fourth bedroom on the lower ground floor
- Gas central heating and double glazing
- Two bathrooms with a four piece suite on the first floor and a three piece suite on the lower ground floor
- Driveway parking

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING D SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND E

TENURE: FREEHOLD

DIRECTIONS

From Kendal town centre follow Windermere Road to the traffic lights turning right onto Burneside Road. Pass the Magistrates court on the right continuing under the railway bridge and up the hill. Number 176 can be found on the left at the top of the hill.

WHAT3WORDS: tint.fevered.monday





LOWER GROUND FLOOR

KITCHEN

8' 2" x 7' 2" (2.48m x 2.18m)

BEDROOM

12' 5" x 11' 0" (3.79m x 3.35m)

BATHROOM

7' 7" x 4' 0" (2.31m x 1.22m)

GROUND FLOOR

ENTRANCE HALL

14' 6" x 7' 8" (4.41m x 2.33m)

SITTING ROOM

15' 8" x 12' 4" (4.78m x 3.76m)

KITCHEN DINER

18' 9" x 12' 9" (5.71m x 3.88m)

PORCH

9' 10" x 3' 11" (3.00m x 1.19m)

FIRST FLOOR

LANDING

7' 11" x 6' 8" (2.42m x 2.03m)

BEDROOM

13' 0" x 10' 11" (3.95m x 3.33m)

BEDROOM

12' 10" x 11' 2" (3.91m x 3.41m)

BEDROOM

9' 3" x 8' 0" (2.83m x 2.43m)

BATHROOM

8' 8" x 7' 11" (2.63m x 2.42m)











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