



3 Low Mead, Kendal  
£200,000





## 3 Low Mead

### Kendal

A well proportioned end-terraced house situated in a popular residential area within the market town of Kendal the property is conveniently placed for the local convenience store and the towns many amenities. The location offers easy access the Lake District National Park and road links to the M6.

Nestled in a prime location, this charming 3-bedroom end-terraced house is not to be missed. Situated within easy reach of the town centre, this property boasts a light and airy sitting room, perfect for relaxation and entertaining and a kitchen diner with access to the rear garden, making it both comfortable and convenient. The three bedrooms, two of which are doubles, offer ample space, with the three-piece suite bathroom in white finishing off the interior. The property benefits double glazing and gas central heating.

The outdoor space of this property has gardens to both the front and rear providing a serene setting for outdoor enjoyment. The fully enclosed rear garden features a spacious patio seating area, perfect for al fresco dining or simply soaking up the sunshine. While the rear garden currently does not have a lawn, with a little lawn maintenance, it could easily be transformed. The front of the property boasts a second paved patio area surrounded by planting beds, creating a welcoming entrance for residents and guests alike. In addition, on-street parking ensures that parking is never a hassle, making this property as practical as it is inviting. Don't miss this opportunity to own a beautiful home with both indoor comfort and outdoor charm in a desirable location.



- End-terraced property
- Easy access to the town centre
- Light and airy sitting room
- Double glazing and gas central heating
- Kitchen diner with access to the rear garden
- Road links to the M6 Motorway and the Lake District National Park
- Three bedrooms with two being doubles
- Gardens to the front and rear
- Three piece suite bathroom in white
- On street 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 C**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **COUNCIL TAX: BAND C**

#### **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 and turn left and then immediately right in to Sparrowmire Lane. Proceed to turn right on to Low Mead and follow the crescent to find number 3 located on the right.

#### **WHAT3WORDS: ///unfilled.delusions.bend**







## **GROUND FLOOR**

### **ENTRANCE HALL**

12' 10" x 6' 0" (3.90m x 1.84m)

### **SITTING ROOM**

12' 7" x 12' 4" (3.84m x 3.76m)

### **KITCHEN DINER**

20' 6" x 7' 5" (6.26m x 2.25m)

## **FIRST FLOOR**

### **LANDING**

5' 11" x 5' 7" (1.81m x 1.71m)

### **BEDROOM**

11' 1" x 10' 11" (3.37m x 3.32m)

### **BEDROOM**

12' 0" x 8' 10" (3.67m x 2.70m)

### **BEDROOM**

9' 3" x 8' 0" (2.82m x 2.44m)

### **BATHROOM**

8' 2" x 5' 5" (2.48m x 1.65m)



















Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

774.46 ft<sup>2</sup>  
71.95 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

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