



11 Limestone Road, Kendal
£525,000



11 Limestone Road

Kendal, Kendal

A well presented detached family home situated on a development on the outskirts of the market town of Kendal. The property has great access to the town centre and all its amenities, road links to the Lake District National Park and the M6 Motorway.

Situated in a quiet residential area, this modern detached house offers an ideal family home with a range of amenities close by. Boasting a delightful sitting room on the left when you enter the property which is perfect for relaxing with the family. From here you will find the downstairs toilet and the modern kitchen diner which looks out to the rear garden. The kitchen has many integrated appliances with a double oven, fridge freezer, wine fridge and dishwasher. A utility room can also be found on the ground floor which has all your washing needs.

Heading upstairs to find four really good sized double bedrooms with the main bedroom having an en-suite which comprises a W.C., wash hand basin and fully tiled shower cubicle. The rest of the bedrooms are complimented by a four piece suite which comprises a W.C., wash hand basin to vanity, bath and fully tiled shower cubicle. The double glazing and gas central heating add to the comfort of the home, ensuring cosiness throughout all seasons.

The outside space of this property is another standout feature, with a beautifully maintained garden to the rear of the house. The enclosed garden features a patio seating area perfect for al fresco dining, surrounded by a lush lawn bordered by established hedges, providing both privacy and tranquillity. The front of the property is equally well-tended, boasting well-kept shrubs and hedges along with a part lawn. Further adding value, the property includes driveway parking in front of the garage, ensuring convenience and security for vehicles.

- Modern detached family home
- Double glazing and gas central heating
- Light and airy sitting room
- Well kept gardens to the front and rear
- Modern kitchen diner
- Utility room with plumbing for washing machine
- Well accommodated with four double bedrooms
- Easy access to town centre
- Family bathroom, en-suite and downstairs toilet
- Garage and driveway parking

EPC RATING B

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND F

TENURE: FREEHOLD

DIRECTIONS

From Kendal Town Hall head up Beast Banks Road and carry on as it merges into Greenside Road. Follow Greenside Road and take the left into Marble Crescent just as the road changes into Underbarrow Road. Take the next left onto Limestone Road and follow it all the way round to the left where number 11 is on the left hand side.

WHAT3WORDS: jars.view.funds





GROUND FLOOR

ENTRANCE HALL

8' 6" x 3' 11" (2.59m x 1.20m)

SITTING ROOM

15' 0" x 12' 9" (4.57m x 3.88m)

KITCHEN DINER

21' 2" x 20' 10" (6.45m x 6.34m)

UTILITY ROOM

6' 7" x 5' 7" (2.00m x 1.70m)

DOWNSTAIRS TOILET

7' 9" x 3' 1" (2.35m x 0.93m)

FIRST FLOOR

LANDING

23' 1" x 6' 8" (7.03m x 2.02m)

BEDROOM

13' 6" x 12' 3" (4.12m x 3.74m)

EN-SUITE

7' 10" x 6' 10" (2.38m x 2.08m)

BEDROOM

11' 11" x 10' 7" (3.64m x 3.23m)

BEDROOM

11' 11" x 9' 3" (3.64m x 2.82m)

BEDROOM

9' 10" x 9' 3" (3.00m x 2.82m)

BATHROOM

9' 5" x 8' 1" (2.86m x 2.46m)











Ground Floor



Floor 1

Approximate total area^m

1574.74 ft²
146.3 m²

(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.

GIRAFFE360

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