



63 Larch Grove, Kendal
£500,000



63 Larch Grove

Kendal

An expectational detached residence occupying a very pleasant position in this well regarded residential area on the outskirts of Kendal town centre, bordering open fields and with views of Kendal Castle and the fells. The property is convenient for all the local amenities both in and around the market town and within easy reach of the mainline railway station at Oxenholme, both the Lake District and Yorkshire Dales National Parks and road links to the M6.

This impressive four bedroom detached house truly embodies the essence of a family home. Upon entering, you will find yourself in the entrance hall which give access to the downstairs toilet on the left, the warm and inviting sitting room featuring a charming wood burning stove on the right which creates a cosy atmosphere that is perfect for relaxing evenings. Carrying on through to the kitchen diner which provides the ideal space for family meals and entertaining guests, with garden views adding to the overall charm. The utility room and gym are located on the left which are a real benefit to the property. The conservatory is a stunning space with views and access to the rear garden. The property boasts double glazing and gas central heating throughout, ensuring comfort and energy efficiency.

Upstairs, the property offers four generously sized double bedrooms, providing ample space for the entire family with the main bedroom having an en-suite and a balcony which looks out towards Kendal Castle. A family bathroom compliments the bedrooms which comprises a W.C., wash hand basin to vanity, bath and a fully tiled shower cubicle.

Outside, the property continues to impress with a well-kept rear garden that is designed for both relaxation and entertainment. A raised decking area at the rear provides a perfect spot for al fresco dining or simply enjoying the sunshine, while the spacious lawn surrounds a shed and a summer house, with the summer house being equipped with double glazing and power. The summer house offers a tranquil escape for relaxation or hobbies, with ample opportunities for customisation.

- Detached family home
- Summer house
- Sitting room with wood burning stove
- Double glazing and gas central heating
- Light and airy kitchen diner
- Gardens to the front and rear
- Four double bedrooms
- Utility room
- Family bathroom, en-suite and cloakroom
- Garage store and driveway parking

EPC RATING C

SERVICES

Mains electric, mains gas, mains water, mains drainage

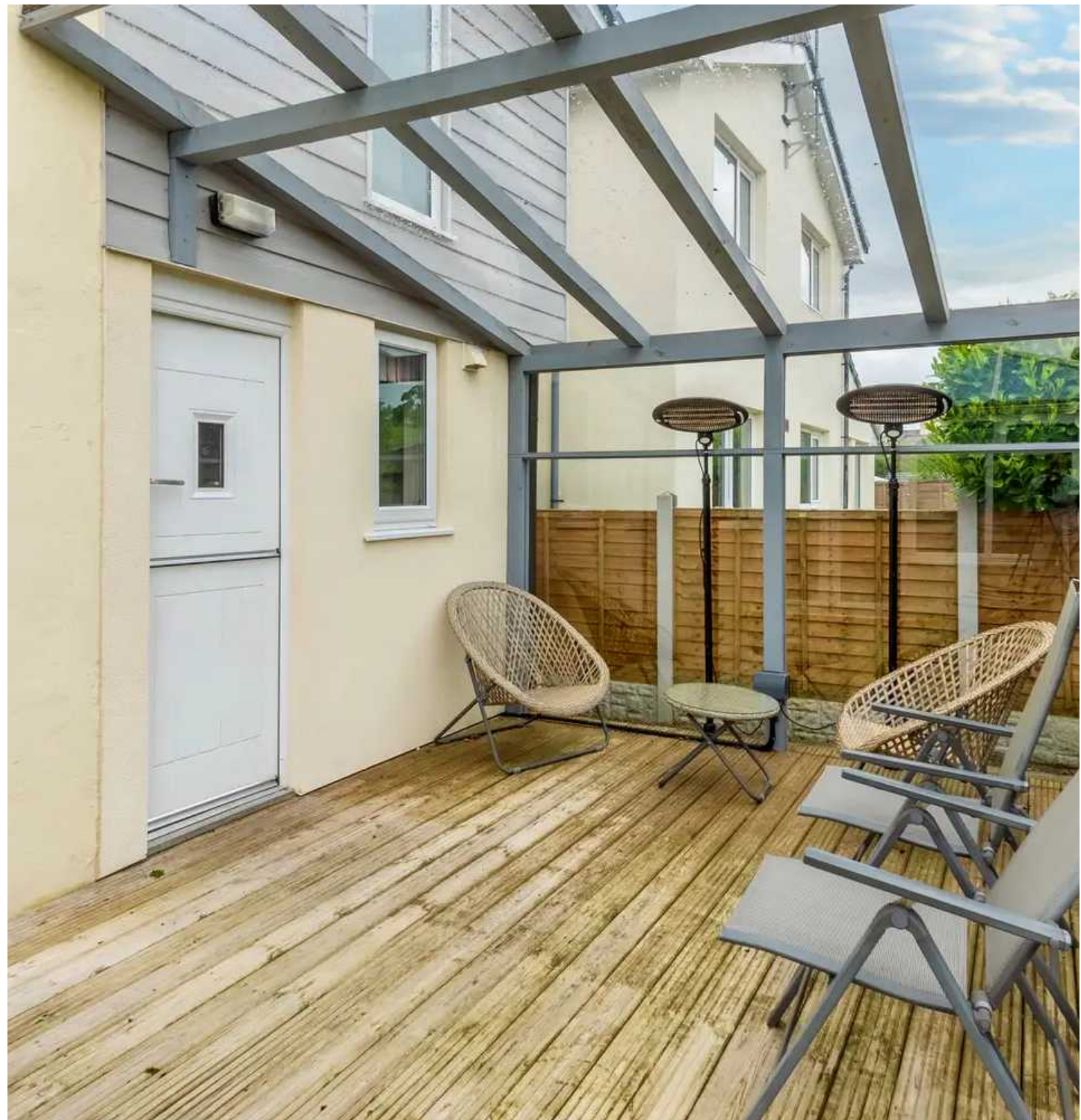
COUNCIL TAX: BAND F

TENURE: FREEHOLD

DIRECTIONS

Leave Kendal on the A684 Sedbergh Road, after passing the Castle Green Hotel on the left turn right on to Parkside Road. Then take the first turning on the right on to Larch Grove and number 63 is located on the right.

WHAT3WORDS:salads.labels.softly





GROUND FLOOR

ENTRANCE HALL

17' 3" x 4' 9" (5.27m x 1.44m)

SITTING ROOM

16' 11" x 13' 4" (5.16m x 4.06m)

KITCHEN DINER

25' 4" x 10' 9" (7.72m x 3.28m)

UTILITY ROOM

9' 9" x 4' 9" (2.97m x 1.46m)

GYM

11' 11" x 8' 2" (3.64m x 2.49m)

CONSERVATORY

12' 10" x 12' 8" (3.90m x 3.87m)

CLOAKROOM

5' 0" x 3' 2" (1.53m x 0.97m)

FIRST FLOOR

LANDING

10' 0" x 7' 11" (3.06m x 2.41m)

BEDROOM

16' 2" x 9' 9" (4.92m x 2.97m)

EN-SUITE

9' 8" x 8' 7" (2.95m x 2.62m)

BEDROOM

15' 4" x 13' 4" (4.68m x 4.06m)

BEDROOM

13' 7" x 13' 4" (4.13m x 4.06m)

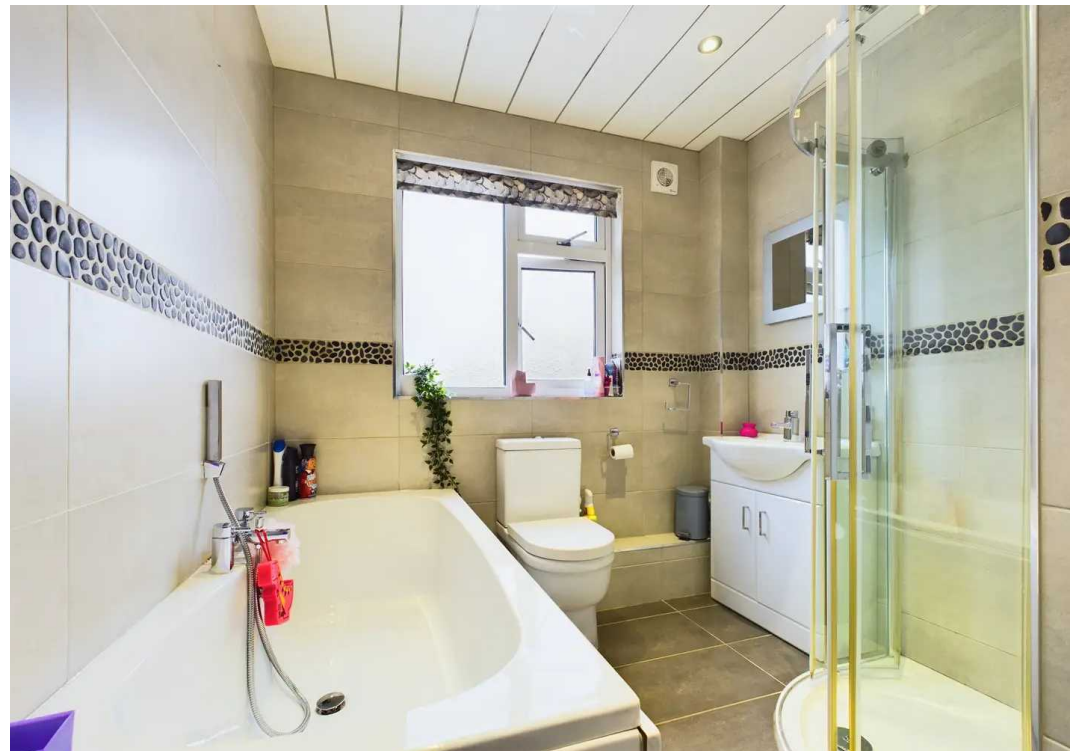
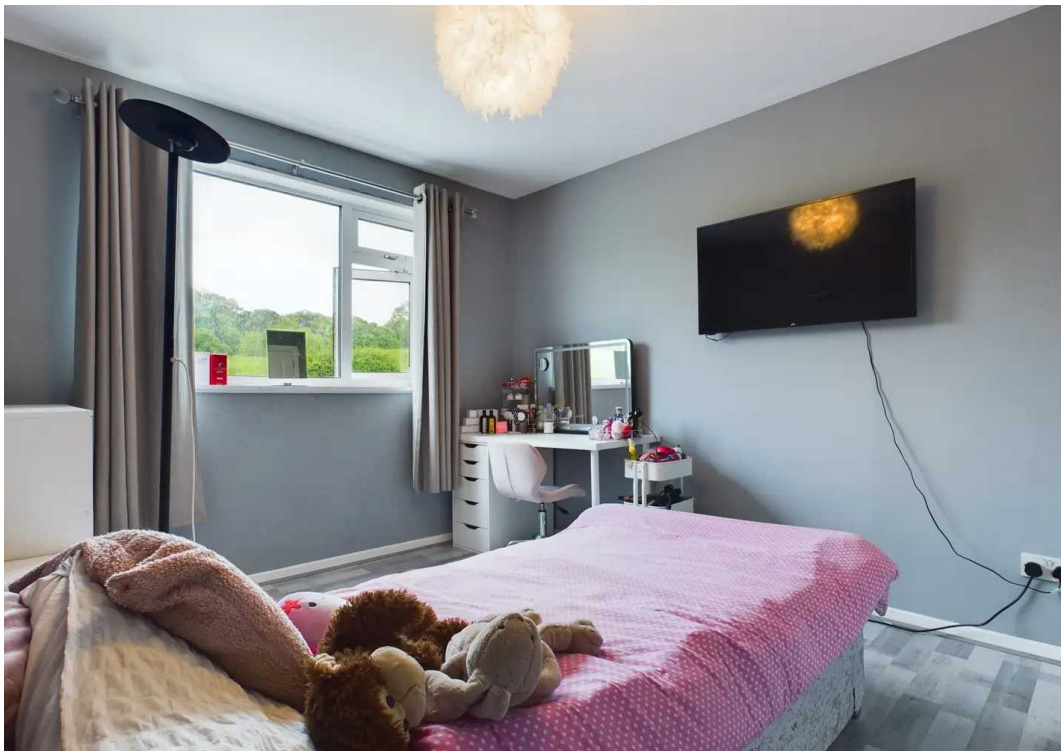
BEDROOM

11' 0" x 7' 10" (3.35m x 2.38m)

BATHROOM

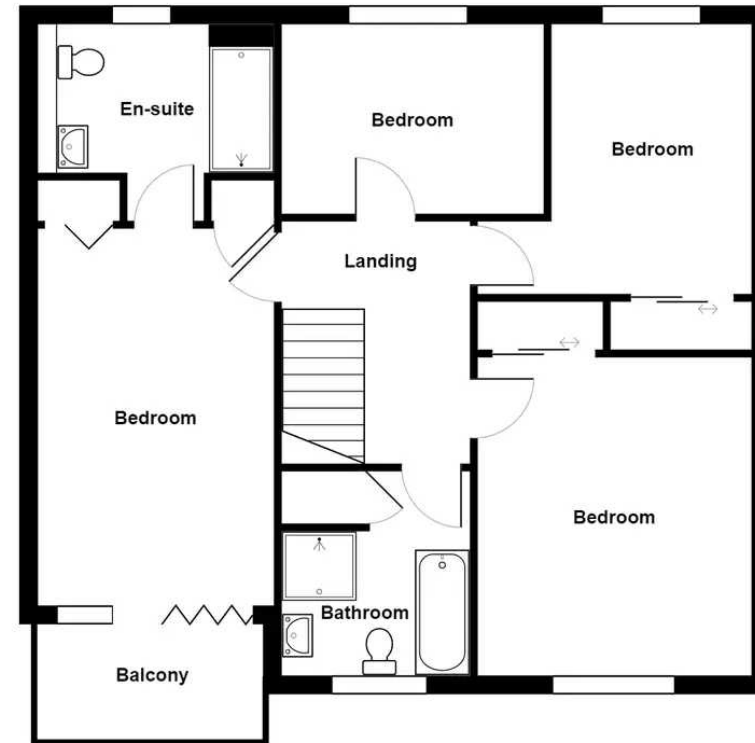
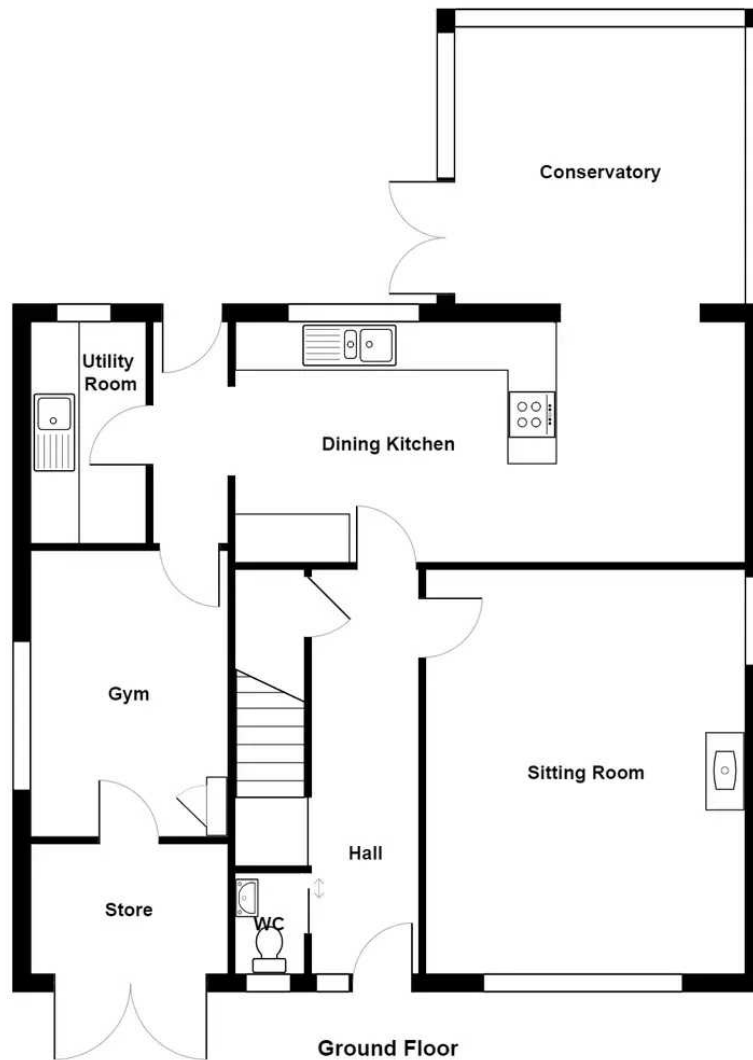
8' 11" x 7' 7" (2.72m x 2.30m)











63 Larch Grove, Kendal

First Floor

Total Area: 160.5 m² ... 1727 ft² (excluding balcony)

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