



1 Spital Park, Kendal
£420,000





1 Spital Park

Kendal

A well presented semi-detached property occupying a pleasant position on this private road and being convenient for all the local amenities on offer in the Market town of Kendal and offering easy reach to the M6 motorway.

Nestled in a sought-after location, this charming property offers a warm and inviting atmosphere for potential homeowners. Boasting part double glazing and gas central heating throughout, this delightful semi-detached home features a light and airy sitting room looking out to the front gardens, perfect for relaxing or entertaining guests. The property benefits from close proximity to local schools and supermarkets, enhancing convenience for the modern family. The kitchen provides easy access to the stunning gardens that envelop the home on all sides, offering a peaceful retreat from the hustle and bustle of every-day life. The family dining room provides a lovely space for communal meals. Upstairs, two double bedrooms and a single bedroom accommodate family and guests. The two-piece family bathroom with a separate toilet adds functionality, while a garage and ample driveway parking cater to practical needs. This property would be perfect for a full renovation and even has the scope for having an extension added if needed.

Outside, the property impresses with its immaculate gardens that enhance the kerb appeal and character of the home. The front gardens feature lush lawns bounded by established borders, creating a picturesque setting. A generous brick set drive offers ample off-road parking, ensuring convenience for homeowners and visitors alike. The rear garden presents a delightful patio seating area, perfect for enjoying al fresco dining or relaxing in the sunshine. Complete with a well-maintained lawn, shed, and thoughtfully positioned hedging and fencing for privacy, the rear garden provides a tranquil escape right at home. Additionally, a garage and further parking facilities add further value to this exceptional property, offering secure storage and practical solutions for vehicles. This property truly showcases the best of indoor-outdoor living, providing a harmonious balance of comfort, convenience, and natural beauty for a well-rounded lifestyle.

- Delightful sem-detached property
- Part double glazing with gas central heating
- Light and airy sitting room
- Close to local schools and supermarkets
- Kitchen with access to the garden
- Stunning gardens to the front, side and rear
- Two double bedrooms and one single bedroom
- Family dining room
- Two piece family bathroom with separate toilet
- Garage and ample driveway parking

EPC RATING E

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND D

TENURE: FREEHOLD

DIRECTIONS

Proceed north out of the centre of the town on the A6 passing under the railway bridge and turn right into Appleby Road at the Duke of Cumberland public house. Continue along Appleby Road and the turning for Spital Park can be found on the right before the pelican crossing. Number 1 is the first property on the left.

WHAT3WORDS: dive.overlook.tasteful





GROUND FLOOR

ENTRANCE HALL

14' 7" x 7' 2" (4.44m x 2.18m)

SITTING ROOM

15' 1" x 13' 0" (4.59m x 3.96m)

DINING ROOM

13' 1" x 12' 11" (3.99m x 3.93m)

KITCHEN

13' 6" x 9' 8" (4.12m x 2.95m)

FIRST FLOOR

LANDING

14' 10" x 3' 9" (4.53m x 1.14m)

BEDROOM

15' 0" x 13' 0" (4.57m x 3.96m)

BEDROOM

13' 1" x 13' 1" (3.99m x 3.98m)

BEDROOM

9' 4" x 7' 3" (2.85m x 2.20m)

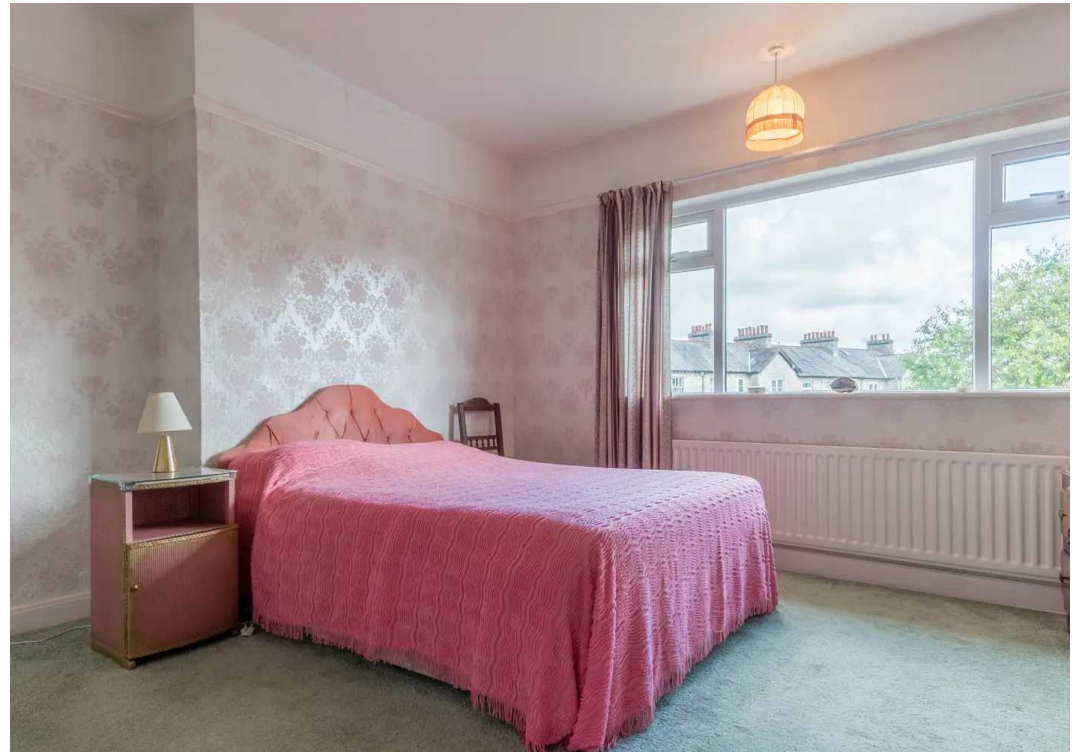
BATHROOM

6' 1" x 5' 5" (1.86m x 1.64m)

W.C

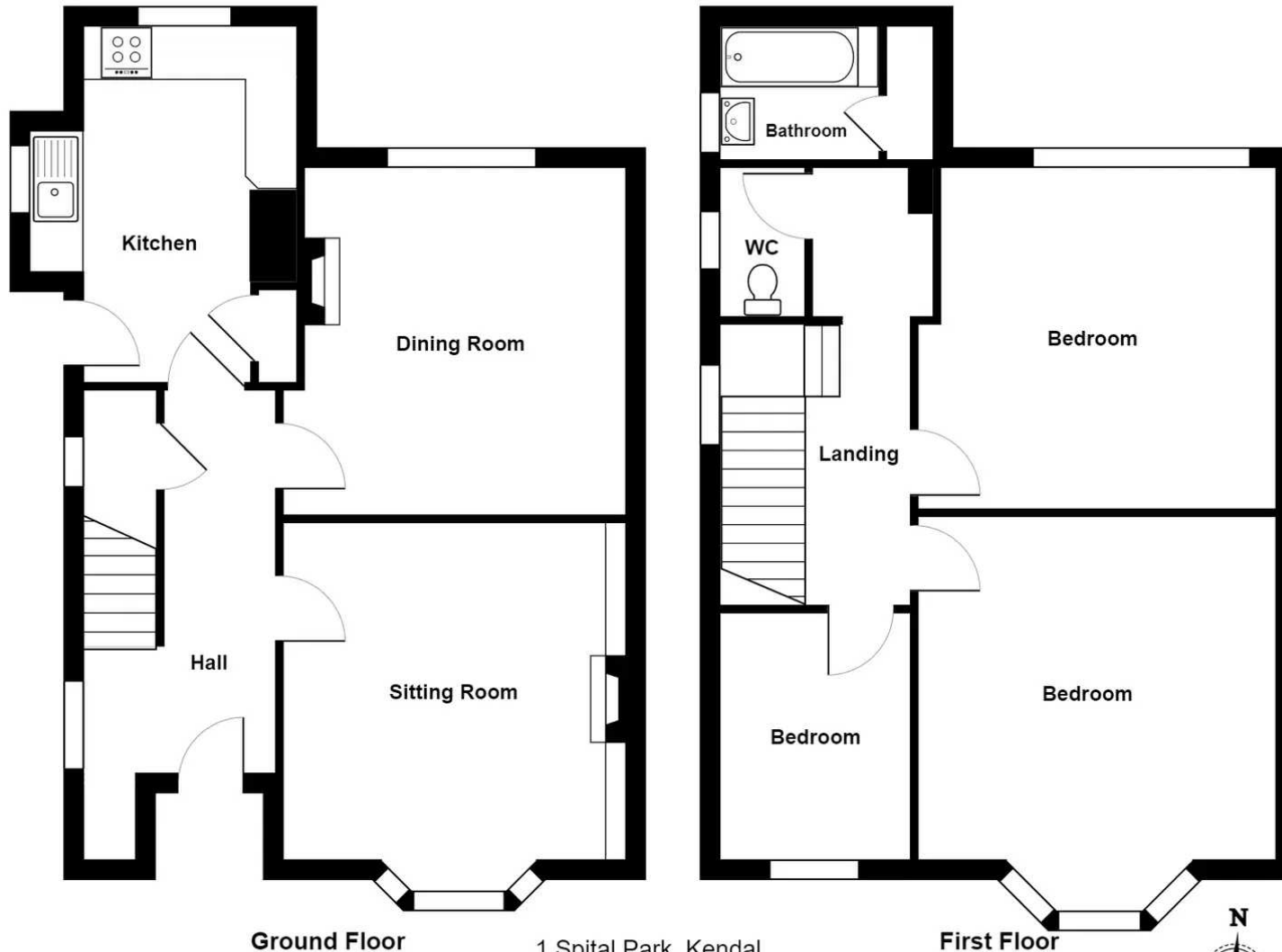
4' 6" x 3' 4" (1.36m x 1.02m)











Ground Floor

1 Spital Park, Kendal
 Total Area: 110.6 m² ... 1190 ft²

First Floor

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

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk

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