



3 Mintsfeet Road, Kendal

£240,000



3 Mintsfeet Road

Kendal

A well presented semi-detached family home located in the market town of Kendal. The property has great access to all local amenities, transport services, links to the Lake District National Park, Yorkshire Dales and the M6 Motorway.

This semi-detached family home offers comfortable living with a convenient layout. Boasting double glazing throughout and gas central heating, this property features two reception rooms, with the dining room currently being used as a lounge but could easily be the dining room to enjoy family meals in, a light and airy kitchen diner compliments the ground floor which flows out to the rear garden. Upstairs, you will find three double bedrooms providing ample space for a growing family or guests and a family bathroom which comprises a W.C., wash hand basin and bath with a shower over. With easy access to the town centre, this property also benefits from a garage and driveway parking, making it a practical choice for modern living.

Externally, the rear garden presents a tranquil haven with a fully enclosed space offering privacy and security. A paved patio seating area extends from the kitchen, ideal for alfresco dining or enjoying the sunshine. Beyond the patio, a spacious lawn stretches across the length of the garden, providing plenty of room for outdoor activities or children to play. At the far end of the garden, a sheltered area is suitable for accommodating outdoor pets. To the front of the property, mature trees add character and a sense of tranquillity. The front garden, although in need of some maintaining, has the potential to be transformed into a charming seating area, perfect for enjoying a morning coffee. This property not only offers a comfortable interior but also provides a delightful outdoor space that will undoubtedly appeal to those seeking a well-rounded home in a convenient location.

- Semi-detached family home
- Double glazing throughout
- Two reception rooms
- Gas central heating
- Light and airy kitchen diner
- Gardens to the front and rear
- Three double bedrooms
- Easy access to town centre
- Family bathroom
- Garage and driveway parking

EPC RATING E

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND C

TENURE: FREEHOLD

DIRECTIONS

Heading northwards out of Kendal on the A6, Mintsfeet Road can be found on the left hand side after the Furmanite Building, number 3 can be found on the right.

WHAT3WORDS:unloads.risk.pebbles





GROUND FLOOR

ENTRANCE HALL

10' 11" x 5' 10" (3.34m x 1.78m)

SITTING ROOM

12' 8" x 11' 9" (3.86m x 3.58m)

DINING ROOM

12' 3" x 12' 2" (3.74m x 3.72m)

KITCHEN DINER

17' 4" x 10' 6" (5.28m x 3.19m)

FIRST FLOOR

LANDING

5' 10" x 3' 3" (1.77m x 0.99m)

BEDROOM

11' 11" x 11' 10" (3.64m x 3.61m)

BEDROOM

10' 11" x 8' 2" (3.32m x 2.50m)

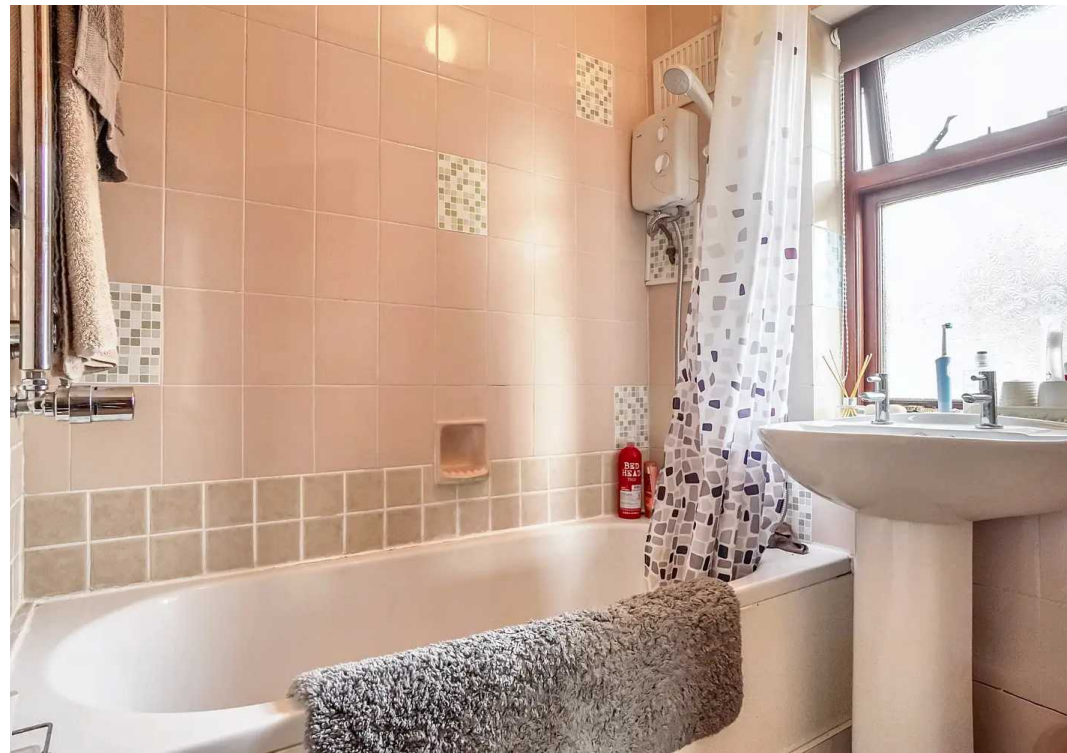
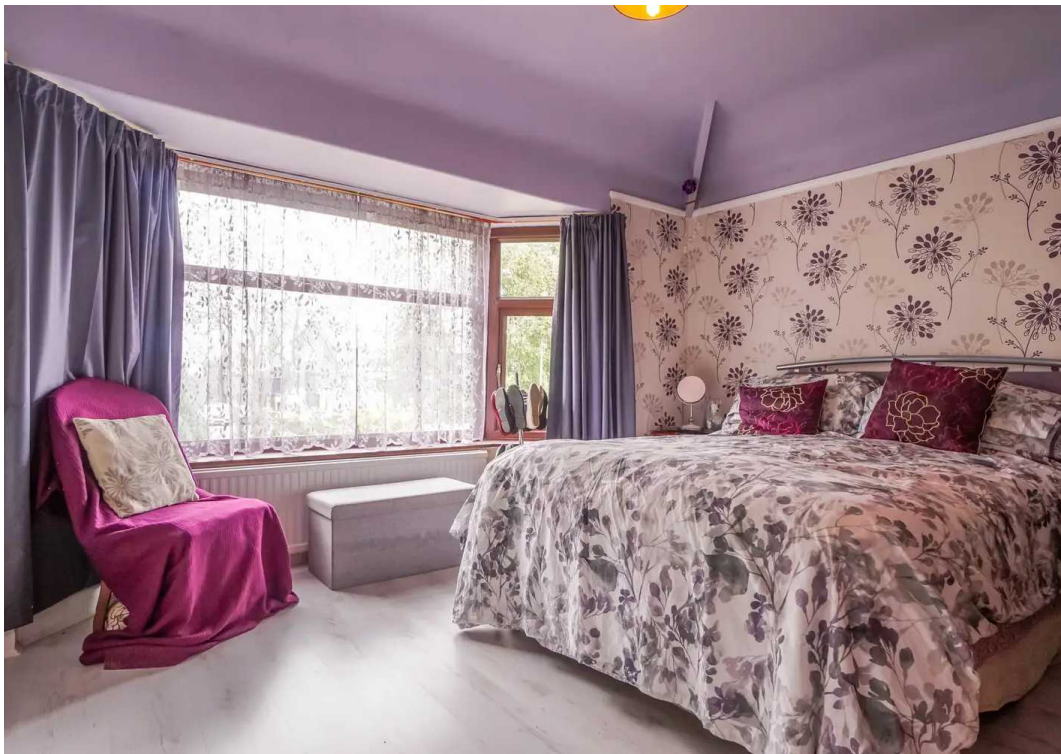
BEDROOM

9' 11" x 5' 6" (3.01m x 1.67m)

BATHROOM

5' 10" x 5' 4" (1.78m x 1.63m)











Ground Floor

Approximate total area⁽¹⁾

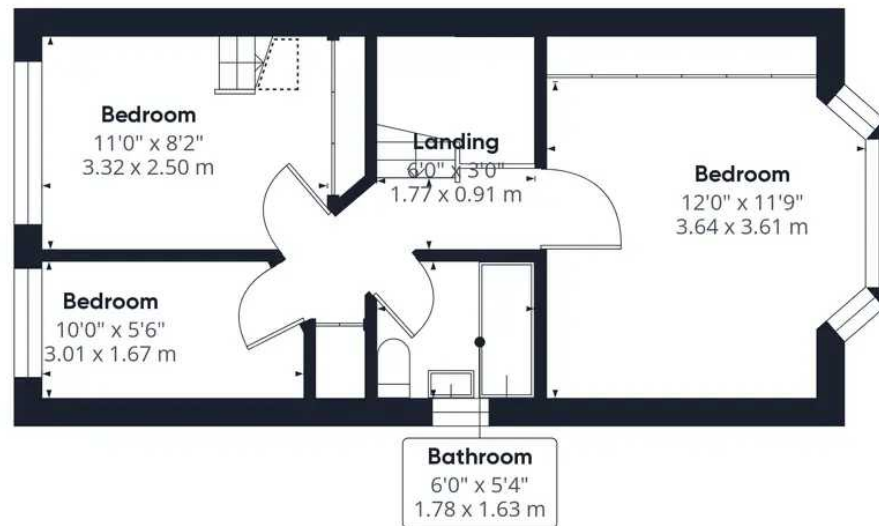
919.56 ft²

85.43 m²

Reduced headroom

3.98 ft²

0.37 m²



Floor 1

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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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