



3 Copperfield Lane, Kendal  
£300,000







## 3 Copperfield Lane

### Kendal

A well proportioned semi detached house situated in a popular residential area within the market town of Kendal. The property is located within level walking distance of the towns amenities and conveniently placed for the supermarkets, retail park, Castle Park primary school and Queen Katherine secondary school, public transport services and both Kendal railway station and the mainline station at Oxenholme. The property is within easy reach of both the Lake District and Yorkshire Dales National Parks and road links to junctions 36 and 37 of the M6.

This 3-bedroom semi-detached house presents a wonderful opportunity for family living. Upon entering, you are greeted by a light and airy sitting room, creating a welcoming atmosphere for relaxation. The kitchen diner overlooks the rear garden, providing a delightful view while enjoying meals. The three bedrooms, one of which is a double, provide ample space for the family. The first floor is complimented by a three piece suite bathroom as well. With its double glazing and gas central heating, this property ensures comfort and efficiency all year round.

The outside space of this property is equally as impressive, with well-maintained gardens both to the front and rear. The rear garden is fully enclosed, featuring a paved patio area, complemented by a section of both lawn and gravel. This space offers ample room for garden furniture and potted plants, creating a peaceful retreat for relaxation. Access to the garage from the rear garden adds practicality for storage. To the front, a well-kept lawn bordered by flower beds, a stone wall, and a small hedge provides a lovely kerb appeal. With garage parking and a driveway, there is plenty of space for multiple vehicles, ensuring convenience for residents and guests alike. Don't miss the opportunity to make this inviting property your own, with its perfect blend of indoor comfort and outdoor tranquillity.



- Semi-detached family home
- Double glazing and gas central heating
- A light and airy sitting room
- Easy access to the town centre
- A kitchen diner which looks out to the rear garden
- Easily maintained front and rear gardens
- Three bedrooms with one being a double
- Popular residential area
- Three piece suite bathroom suite
- Garage and driveway 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 TBC**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

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

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

From our Kendal office turn right on to Sandes Avenue and proceed along the A6 taking the first exit at the mini roundabout and passing under the railway bridge. Upon reaching the Duke of Cumberland public house turn right into Appleby Road and continue to turn right in to Fowl Ing Lane. Proceed to turn right into Copperfield Lane and carry on round to the left to find number 3 on the left hand side.

**WHAT3WORDS:**stint.paraded.sanded





## GROUND FLOOR

### ENTRANCE HALL

7' 4" x 4' 2" (2.24m x 1.26m)

### SITTING ROOM

15' 4" x 12' 5" (4.67m x 3.78m)

### KITCHEN DINER

18' 6" x 8' 3" (5.64m x 2.51m)

## FIRST FLOOR

### LANDING

6' 10" x 3' 6" (2.08m x 1.07m)

### BEDROOM

12' 4" x 10' 2" (3.75m x 3.11m)

### BEDROOM

9' 2" x 8' 2" (2.79m x 2.50m)

### BEDROOM

8' 8" x 8' 4" (2.63m x 2.53m)

### BATHROOM

9' 1" x 5' 1" (2.78m x 1.54m)





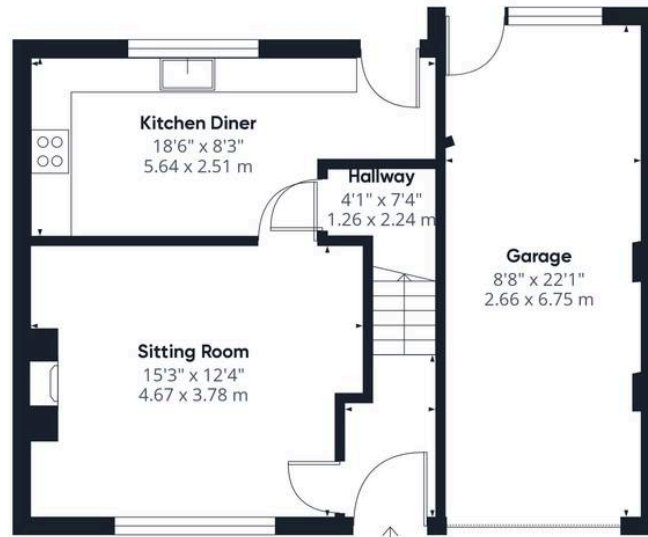












Ground Floor



Floor 1



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

916.01 ft<sup>2</sup>  
85.1 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.

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