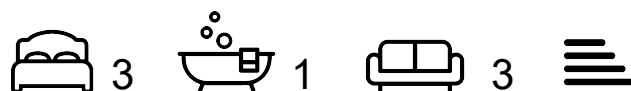




Collin Road

Kendal, LA9 5HN

Guide Price £395,000



- Three Bed Inter War Semi Detached Home
- Open Plan Kitchen/Dining/ Day Room - Ideal for Socialising
- Bathroom with Separate WC
- Workshop
- Offered without a Chain
- Wonderful Ground Floor Extension to Rear with Vaulted Ceiling
- Living Room
- Gardens Front and Rear
- Open Views to Rear over Recreational Field
- Council Tax Band D

Collin Road

Kendal, LA9 5HN

Guide Price £395,000



Sale of a classic interwar semi-detached home, with three bedrooms, extended, and located in a highly desirable residential area to the southside of Kendal. The accommodation comprises of: Entrance Hall, bay fronted living room, dining room which is open plan to the kitchen, day room located in the extension, & utility, and then to the first floor you will find three bedrooms, all doubles, a bathroom and a separate WC. Outside there is a workshop located in the attached garage building, and mature gardens to the front and rear. The property is double glazed and has gas central heating. Ideal for family buyers.

Occupying a highly regarded residential position on the southern side of Kendal, Collin Road is a popular and established address and offers easy walking access to the likes of Scout Scar and the outstanding scenery of the Lake District National Park. The area is particularly favoured by families and professionals thanks to its excellent range of nearby amenities, respected schooling and strong transport connections.

Within easy reach are a variety of everyday facilities including local convenience stores, supermarkets, healthcare services, leisure facilities and Kendal town centre, with its attractive mix of independent retailers, cafés, restaurants and cultural attractions. The nearby leisure centre, parks and recreational facilities further enhance the area's appeal for families and active lifestyles.

The location is particularly well served for education, with several well-regarded primary and secondary schools within the town, including Dean Gibson Catholic Primary School being within walking distance. Kendal is widely recognised as one of South Cumbria's principal educational centres, making the area a popular choice for families with children of all ages.

For commuters, there are excellent transport links with Kendal railway connecting with nearby Oxenholme station which sits on the main West Coast line and the M6 is a 10 minute drive away.

Entrance Hall

To the front of the house is a recessed arched porch which leads to the front door. The door is composite with glazed side panels and inlays and this ensures the entrance hall is flooded with natural light. From here you have access to the living room, dining room and the stairs leading to the first floor. There is an understairs cupboard and tiles to the floor.

Living Room

A spacious room with a curved bay window to the front elevation and a picture rail. The main feature is a gas fire with a decorative surround, black hearth and mantle. Plenty of space in here for a sofa, chairs and television table.

Dining Room

Stepping into the dining room you are met with a large space that incorporates the kitchen and impressive day room in the recently added extension. A wood burner sits recessed into the chimney breast and there is a quality oak floor that extends into the kitchen. Clean white plastered walls contrast beautifully with the room settings and there is ample space for a family sized dining table and chairs.

Kitchen

The kitchen is separated from the diner by a deep peninsular unit which has a butchers block work surface running over. Here you will find a five-ring gas hob with a stainless steel chimney style extractor fan over. The kitchen cabinets are finished in a white gloss and there are coloured metro tiles to the splash areas. The wall cabinets have underlighters and recessed ceiling spot lights provide further illumination. Integral appliances include an electric oven and grill, a tall fridge and freezer, and a one-and-a-half bowl stainless steel sink and drainer.

Day Room

The day room is a wonderful addition, built in a vaulted ceiling extension added by the current owners. Natural light spills in from the impressive floor to ceiling window to the rear elevation, with a large side window and two skylights proving yet more sunlight. The oak floor is hand crafted from locally sourced wood and architectural radiators, wall light and ceiling spots complete the look.

Utility

Accessed via a door from kitchen, and with a range of base units with contrasting worktop, a one-and-a-half stainless steel sink and drainer and under counter space and plumbing for a washing machine. A glazed side door leads outside.

First Floor Landing

Accessed via the stairs rising from the entrance hall, the turning staircase leads to the landing and access to all the first floor accommodation.

Bedroom One

All the bedrooms are doubles, with the largest being at the rear of the house and offering long views over the garden and recreational field to the rear and onwards to Benson Knott and White Howe in the National Park. The room is fitted with a comprehensive range of wardrobes and top boxes.

Bedroom Two

The second double is at the front of the house with views to the front road, and it has a bank of wardrobes fitted behind discrete sliding shaker style doors.

Bedroom Three

Finally bedroom three is also big enough to accommodate a double bed should this be required.

Bathroom

The bathroom comprises of three pieces, with a panel bath, a corner shower cubicle and a counter top wash basin with a mono tap sat on a vanity unit. The walls and floor are fully tiled with a natural limestone style tile providing a touch of luxury. A tall chrome heated towel rail and ceiling spots complete the look.

WC

The WC is located next to the bathroom and has a low level WC.

Workshop

Located in the attached garage space to the side of the house and with pedestrian access from the front and rear elevations. This is a brilliant space for a hobbyist where you will find light, power and natural light from windows front, rear and side.

Gardens

There is a garden to the front of the property, with a lawn running alongside the driveway and being planted to the borders with mature shrubs and trees, This affords privacy to the living room and sets the house back from the road. To the rear is a wonderful, secure garden, mostly laid to lawn and with an attractive stone wall marking the boundary to the recreational field beyond. There are two timber sheds and a greenhouse to keep those with green fingers happy, and a raised patio wraps around the rear and side of the property creating seating areas to sit out in and enjoy the outdoors.

Driveway

A block paved drive offering parking for two vehicles side-by-side.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan



Ground Floor

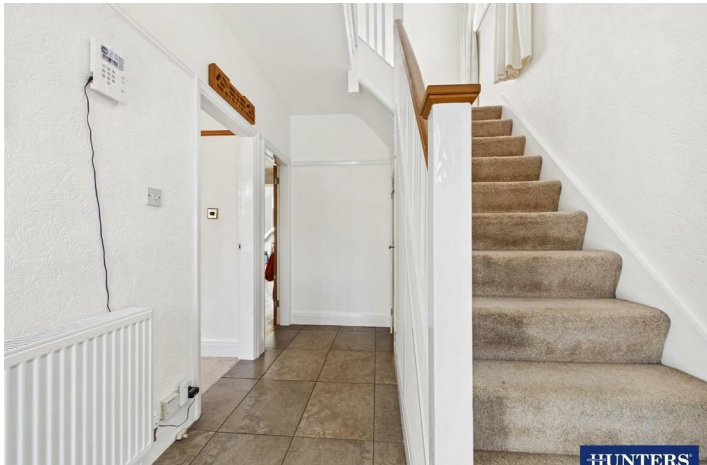


Approximate total area⁽¹⁾
 1239 ft²
 115.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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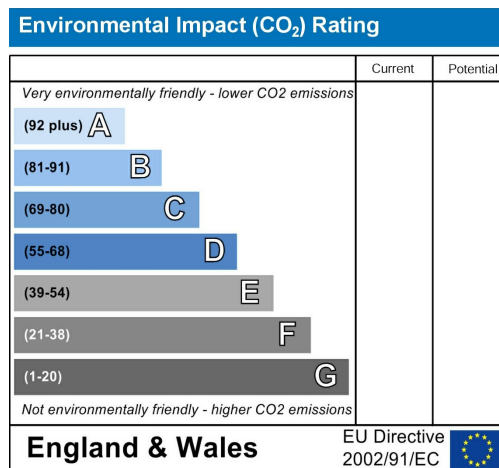
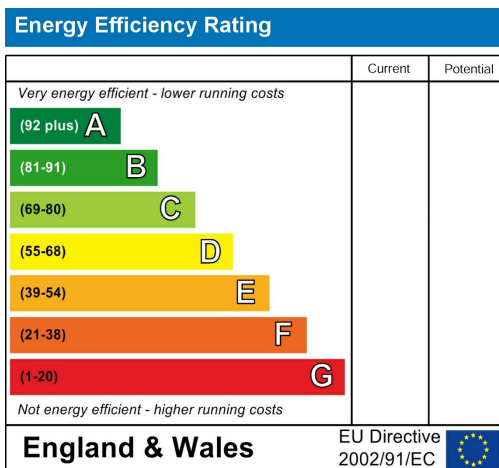






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Energy Efficiency Graph



Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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