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# Lound Road

Kendal, LA9 7DT

## Guide Price £235,000

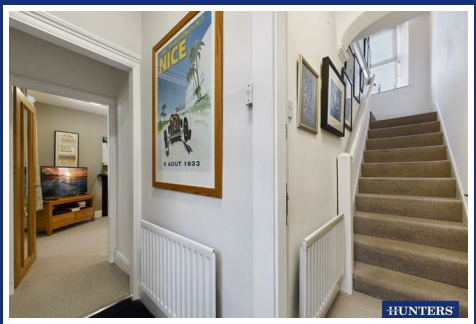
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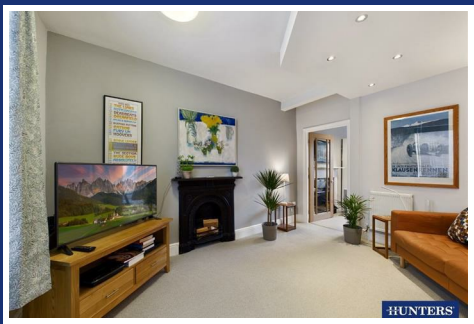
- Spacious Two Bedroom Mid Terrace
- Two Receptions
- Well Equipped Kitchen and additional Utility Area
- Rear Courtyard
- Double Glazed & Gas Central Heating
- Superb Internal Presentation
- Both Bedrooms are Doubles
- Ground Floor WC
- Parking Space
- Town Centre Location

# Lound Road

Kendal, LA9 7DT

## Guide Price £235,000







A two bedroom mid terraced property located just off the town centre, with a spacious interior and presented in lovely condition. The property has just been converted from a shop with first floor flat into a single, two bedroom home and is full of character with the additional benefit of a rear courtyard and parking. On the ground floor the accommodation comprises of an entrance hall, two reception rooms, a ground floor cloakroom, and a utility & kitchen area, whilst on the second floor you will find two large double bedrooms, a bathroom, and a well equipped kitchen.

Internally there are many delightful features including decorative iron fireplaces, engineered oak doors throughout, and the ability to configure to a three-bed in the future by relocating the kitchen to the ground floor should you have the need. The house is double glazed and has gas central heating.

Situated in a convenient location within the market town of Kendal, this property offers an excellent opportunity for buyers looking to enjoy easy access to the town centre and its wide range of amenities.

Kendal provides an excellent selection of independent shops, supermarkets, cafés, restaurants and leisure facilities, together with well-regarded schools and convenient transport links. The railway station offers connections to Oxenholme Lake District, the West Coast Main Line and beyond, while the M6 motorway is also readily accessible.

The surrounding area provides excellent access to the beautiful countryside of the Lake District and Yorkshire Dales National Parks, making this an appealing location for those who enjoy outdoor pursuits.

## Entrance Hall
You step through the front door and in an entrance hall that providing access to the stairs rising to the first floor and to reception one. In the hall you will find a shelving area for shoes and a built in cupboard for storage.

## Reception One
All the internal doors have been upgraded to an attractive engineered oak finish and the one leading to the first reception has glass inserts allowing natural light to illuminate the entrance hall. This is an attractive room with a decorative period iron fireplace as a focal point and a window to the front elevation. There is plenty of space in here for a sofa, chairs and television table, and you will find a useful cupboard for storage in the under stairs area. An internal glazed door then leads through to reception two.

## Reception Two
Another well presented room with double, fully glazed doors leading to the rear yard which allows plenty of natural light to shine through. There is a decorative feature iron fireplace and stove, and an office area in the recess to the far end of the room. An internal door then leads to the utility/kitchen area.

## Utility/Kitchen Area
The room is in two sections, with an inner passage having double doors to the rear elevation, and it leads to a larger area where there is a range of fitted kitchen cabinets at wall and base level with an inset sink and drainer. The splashbacks and floor are tiled.

## Cloakroom
A useful ground floor cloakroom with low level WC and pedestal wash-hand basin. The gas fired boiler is also located in here.

## First Floor Landing
Reached via a turning staircase rising from the entrance hall and with a window to the rear elevation providing natural light. The landing provides access to all the first floor accommodation and there is a storage cupboard in the over stairs area.

## Kitchen
The kitchen comprises of a range of high gloss cabinets at wall and base level and with contrasting work surfaces running over. Integral appliances include and electric oven, 2-ring ceramic hob with overhead extractor, a fridge, freezer, dishwasher, washing machine, and wine cooler. The kitchen is remarkably well equipped for it's size and it is finished off with a circular stainless steel sink with mono tap over and a tall feature radiator. The first floor location is the legacy of the previous first floor flat and shop configuration, and there is the future potential to relocate the kitchen downstairs and create third bedroom should you wish.

## Bedroom One
A good sized double room with a decorative iron fireplace and window to the front elevation.

## Bedroom Two
The second bedroom is also a double. Currently it houses a large frame bunk bed with storage under and this somewhat masks the size for the room but we have provide a generated photograph showing the scale of the room once empty.

## Bathroom
A shower room with a corner cubicle shower, a pedestal wash-hand basin, and a low level WC. There is a heated towel rail and tiling to the splash areas.

## Rear Yard
Out to the rea of the house you find a small courtyard with a raised deck and secure fencing. The space links with reception two via the French doors.

## Parking Space
Immediately outside the yard, there is an off road parking space.

## Agents Note
As stated, the property has just been converted from a ground floor shop with a first floor flat, back into to a single two bed terrace. The flat upstairs is rated for Council Tax band A, whilst the shop still retains a commercial rating on the ground floor, assessed at £3,500 per annum and this will qualify for full rates exemption if the buyer is eligible. The owner is in the process of turning the assessment back into a single residential property.

This is the sale of the Freehold of the whole property, though there are two existing leases, one for the former shop and separate flat. It is anticipated that the leases will be merged with the freehold during the conveyance, though do consult with your conveyancer at outset of an agreed sale and make them aware of the nature of the transaction.

## AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (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


6'1" x 5'0"
1.86 x 1.53 m
WC
7'10" x 3'7"
2.41 x 1.10 m
Utility/Kitchen Area
7'9" x 5'3"
2.37 x 1.62 m
Reception Two
12'3" x 10'7"
3.74 x 3.23 m
Hallway
3'0" x 4'4"
0.92 x 1.32 m
Reception One
12'6" x 13'7"
3.82 x 4.15 m
Entrance Hall
6'11" x 2'11"
2.12 x 0.90 m
Ground Floor
Landing
2'7" x 3'8"
0.80 x 1.14 m
Bathroom
6'0" x 5'1"
1.83 x 1.55 m
Kitchen
7'5" x 8'3"
2.27 x 2.52 m
Bedroom One
11'3" x 9'0"
3.45 x 2.76 m
Bedroom Two
9'1" x 8'9"
2.77 x 2.68 m
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Approximate total area(1)
856 ft²
79.5 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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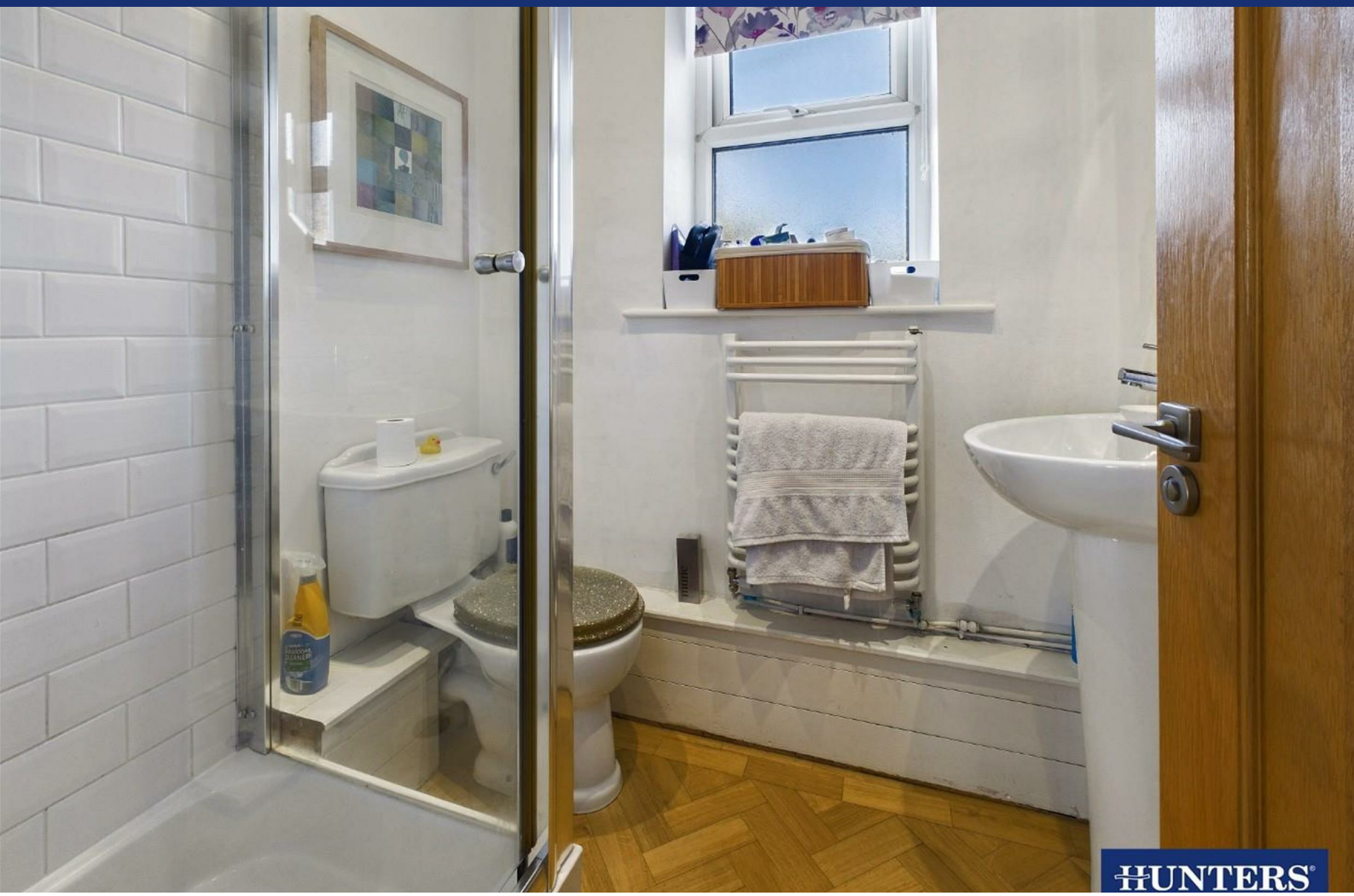




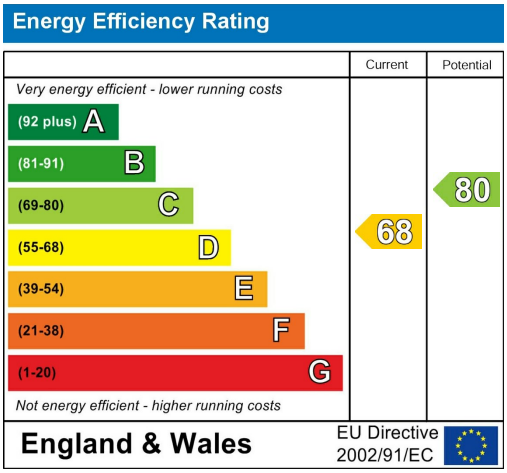


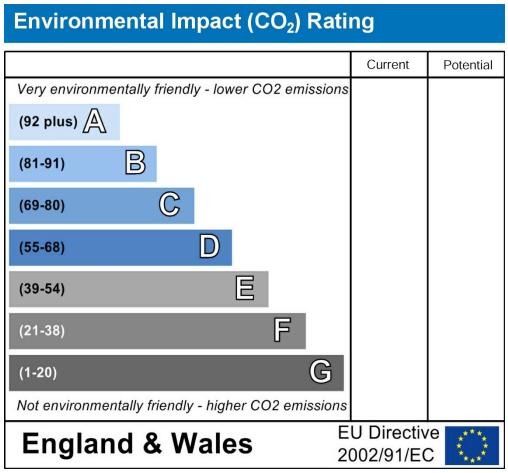







## Energy Efficiency Graph

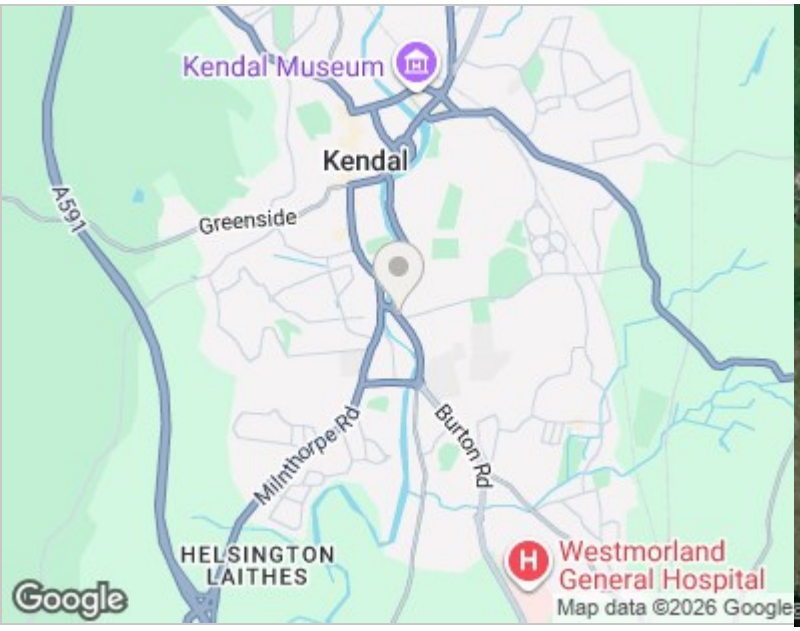



## Viewing

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






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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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