



## Lound Street

Kendal, LA9 7EA

Guide Price £325,000



- Three Bed Terraced Home
- Beautiful Hand Made Kitchen Diner
- Laundry
- Bathroom Plus Separate WC
- No Chain

- Accommodation Over Four Floors
- Living Room
- All Bedrooms are Doubles
- Decking Area and Pergola to the Rear Yard
- Council Tax Band C

# Lound Street

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This is a beautiful three-bed mid terrace home located on Lound Street, on the fringes of the Town Centre. The accommodation spans four floors, and has many highlights including a beautiful basement kitchen with hand made cabinets and space to dine and entertain. Lying behind the formal forecourt you will find an entry, living room with wood-burner, laundry, kitchen/diner. bathroom, separate WC, and three double bedrooms. Outside to the rear is a yard with a deck and pergola, and a quality bespoke built timber store. With the benefits of double glazing, gas central heating and no chain.

Lound Street enjoys a convenient central Kendal position, ideal for those seeking a family home within easy reach of the town centre. The location offers excellent access to a wide range of shops, cafés, leisure facilities and transport links, including Oxenholme railway station for direct services to places including London, Glasgow, Edinburgh and Manchester. Kendal is also well served by local bus services across South Lakeland and wider Cumbria.

While Westmorland General Hospital and Kendal Leisure Centre further enhance the area's practicality for day-to-day living. Families are also well served by schooling in the wider Kendal area, including St Mark's CofE Primary School and Queen Katherine School, subject of course to catchment and admission criteria.

## Entry

Take three steps up to the front door and you step into a small entry, a place to hang coats and store umbrellas. From here you gain access to the living room and the stairs rising to the first floor.

## Living Room

This is a light room, with windows to the front and rear elevations. The central feature is the woodburning stove which sits recessed into the chimney breast and on a slate hearth. Two tall anthracite radiators are vertically mounted to opposing elevations, and the flooring is an oak laminate. From here you can access the laundry room to the rear and step down to the kitchen diner in the basement below.

## Laundry

With undercounter space and plumbing for a washing machine and space for a tumble dryer. A range of built in cupboards provide valuable storage space, and the floor and elevations are tiled. A part glazed external door leads outside and there is a borrowed light on the house side elevation providing more natural light to the living room.

## Kitchen / Diner

This is a fabulous room! A feature staircase with oak treads leads down to the basement room with exposed stone walls and a slate tiled floor. Although it is basement level, there is still natural light coming from the windows to the front and rear elevations. The kitchen cabinets are quality hand made wooden units, finished in a light blue and having a butchers block style work surface running over. Other cabinets include an attractive wall mounted plate rack and a floor-standing book shelf and cupboard in the dining space. Back to the kitchen, appliances include a free standing gas range with a stainless steel extractor canopy over and a ceramic inset one-and-a-half bowl sink and drainer. With space and plumbing for a dishwasher and for a tall side-by-side fridge freezer. A breakfast bar with overhead pendant lighting provides a casual dining option in addition to more formal setting in the eating area where you have space for a family sized dining table and chairs. A beautiful, highly social space, where you will be proud to entertain friends and family.

## First Floor Landing

Moving back upstairs and climbing the stairs rising from the entry, you come to the first floor landing which provides access to bedroom one, the bathroom, and a separate WC.

## Bedroom One

A double bedroom with an attractive high gloss laminate floor and built in wardrobe space to the void over the stairwell. There is room for a double bed, bed-side cabinets and chest-of-draws, and a window to the front elevation looks out to the street.

## Bathroom

This large bathroom comprises of four pieces, with a corner bath, separate shower cubicle with thermostatic valve control, a WC and a lovely wall hung two draw vanity unit with a ceramic countertop wash basin. A glass medicine cabinet hangs over the basin, and a wall hung cabinet, tall chrome heated towel rail and attractive floor tiling complete the look.

## WC

A separate WC is always a useful thing to have in a busy household and you will find further storage options in this room too.

## Second Floor Landing

Continuing upwards you come to the second floor via a turning staircase and arrive at two further bedrooms.

## Bedroom Two

This double bedroom has a skylight window and useful storage built into the eaves.

## Bedroom Three

The third double bedroom with some restricted head height, but plenty of room and space for a double bed. A skylight window provides natural light.

## Outside

Streetside, the property sits behind a pretty forecourt, with low walls topped with black railings and an iron gate for access. A timber pent roofed shed houses the recycling bins discreetly, and two raised brick built planters host a pair of eye-catching lilac trees, creating a formal, elegant look.

To the rear of the property is a wonderful yard, with a pergola erected over a composite deck providing a wonderful place to sit and enjoy the outdoors. And a bespoke built timber building provides valuable secure storage for the likes of bikes, prams and other outdoor items, as well as place to keep firewood for the stove in the living room.

## Parking

Parking is on street, and the owners are entitled two two permits.

## 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.

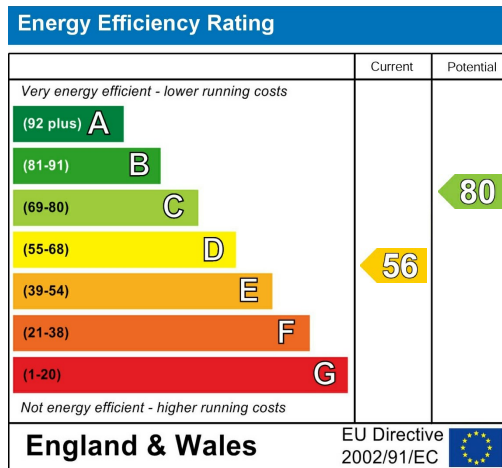
# Floorplan







## 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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