



Kendal

£300,000

100 Stainbank Road, Kendal, Cumbria, LA9 5BD

Nestled in a highly sought-after residential area, this delightful three-bedroom semi-detached house offers an idyllic setting for family life. Cherished by its current owners for over 25 years, this well-maintained property is enveloped by lush greenery and beautiful gardens, providing a serene retreat on the south end of Kendal. With local amenities and schools just a stone's throw away, it's perfectly positioned for convenience and tranquillity.

Step into the welcoming porch, adorned with decorative red glass tiles that cast a warm glow. The living room, bathed in natural light from an expansive front window, exudes cosiness with its neutral tones and a charming stone fireplace with a marble hearth. It's the perfect spot for family relaxation and unwinding.

Quick Overview

- Spacious 3 Bedroom Semi-Detached House
- 2 Double Bedrooms
- Well Presented Family Home
- Spacious Living and Separate Dining Room
- Detached Garage
- Well Maintained Gardens
- Early Viewing Recommended!
- Close To Local Amenities and Schools
- Driveway Parking With Carport
- Ultrafast Broadband Available



3



1



2



D



Ultrafast
Broadband



Driveway Parking
with Detached
Garage & Carport

Property Reference: K7104



Living Room

The heart of the home, the family dining room, seamlessly connects the living room and kitchen. This spacious area is ideal for hosting gatherings or enjoying intimate family meals, with a large rear window offering serene views of the surrounding greenery. An under-stair alcove adds functionality, providing ample storage space.

The kitchen is a practical delight, equipped with a four-ring Hotpoint electric hob, concealed extractor fan, and space for a washer dryer and fridge/freezer. Shelved storage and wall and base units ensure everything has its place, all while enjoying views of the well-tended garden.

Upstairs, the landing boasts full-height built-in storage cupboards, perfect for linens and additional clothing. This is where the Vaillant Boiler and hot water cylinder are housed. The shower room, adapted for accessibility, features a step-in shower tray, glass shower screen, handrails, pedestal wash hand basin, wet room flooring, complete with part tiles and panelled walls. A separate WC conveniently positioned next door.

Bedroom one is a well designed, light-filled retreat that combines generous proportions with functionality. Expansive windows invite an abundance of natural light, creating a warm and welcoming atmosphere throughout the day. Thoughtfully integrated built-in wardrobes, complete with shelving, offer ample storage space while maintaining a clean and uncluttered aesthetic.

Bedroom Two offers a peaceful sanctuary, overlooking the tranquil rear aspect of the property. Large windows frame serene views, enhancing the room's calm and inviting ambiance. A built in wardrobe provides seamless storage, maximizing space while maintaining a sleek, contemporary look.

Bedroom Three is a generously sized single room, offering exceptional versatility to suit your lifestyle. Whether you envision a comfortable guest room, a dedicated home office, or a creative hobby space, this adaptable area is ready to meet your evolving needs with ease and style

The detached garage provides valuable additional space, ideal for securely housing a vehicle or storing outdoor equipment, tools, and seasonal items. Its versatility makes it a practical extension of the home. The rear garden offers a generous stretch of well-maintained lawn, ideal for outdoor play, entertaining, or simply unwinding in the fresh air. A charming vegetable patch, currently home to thriving rhubarb, adds a touch of homegrown appeal. This delightful outdoor space provides the perfect setting for the whole family to relax and enjoy time together

This charming property is a rare find, offering a peaceful lifestyle with all the comforts of home. Don't miss the opportunity to make it yours.

Accommodation with approximate dimensions

Entrance Porch

Living Room 5' 32" x 3' 64" (2.34m x 2.54m)

Dining Room 3' 94" x 2' 72" (3.3m x 2.44m)

Kitchen 3' 92" x 2' 48" (3.25m x 1.83m)



Dining Room



Kitchen



First Floor Landing

Request a Viewing Online or Call 01539 729711



Bedroom One



Bedroom Two



Bedroom Three



Shower Room



Separate WC



Living Room

First Floor Landing

Shower Room

Separate WC

Bedroom One 3' 65" x 3' 14" (2.57m x 1.27m)

Bedroom Two 2' 96" x 2' 78" (3.05m x 2.59m)

Bedroom Three 2' 81" x 2' 11" (2.67m x 0.89m)

Detached Garage

Property Information:

Parking : Detached Garage and Off Road Driveway with Carport

Tenure: Freehold

Council Tax: Westmorland and Furness Council Tax Band: C

Services: Mains Electricity, Mains Gas, Mains Water and Mains Drainage

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words & Directions: ///could.outfit.sprint

Leave Kendal via Milnthorpe Road and turn right onto Vicarage Drive, just before Kendal College. Continue up Vicarage Drive, passing Vicarage Park Primary School on your left. Follow the road as it bends, then take the first left onto Westwood Avenue. Continue up the hill to the top junction, which brings you to Stainbank Road. Turn left at the junction, and 100 Stainbank Road is located on the left-hand side at the bottom of the road.

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Rear Garden



Front External



Rear Garden



Kitchen



Front Garden

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Meet the Team

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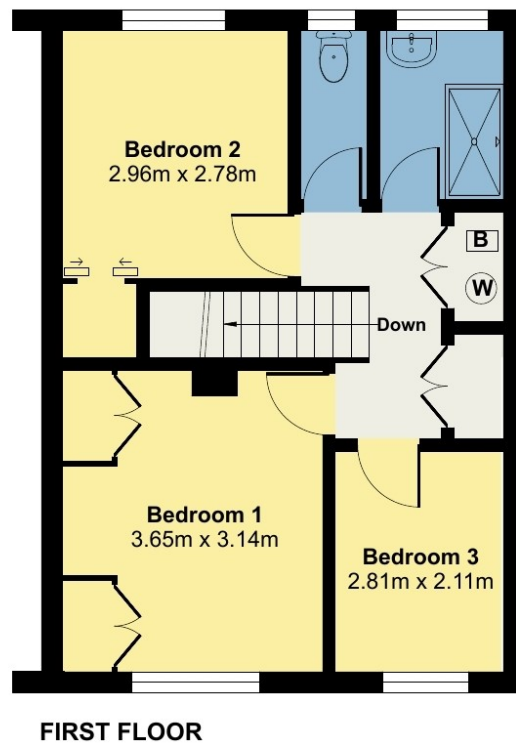
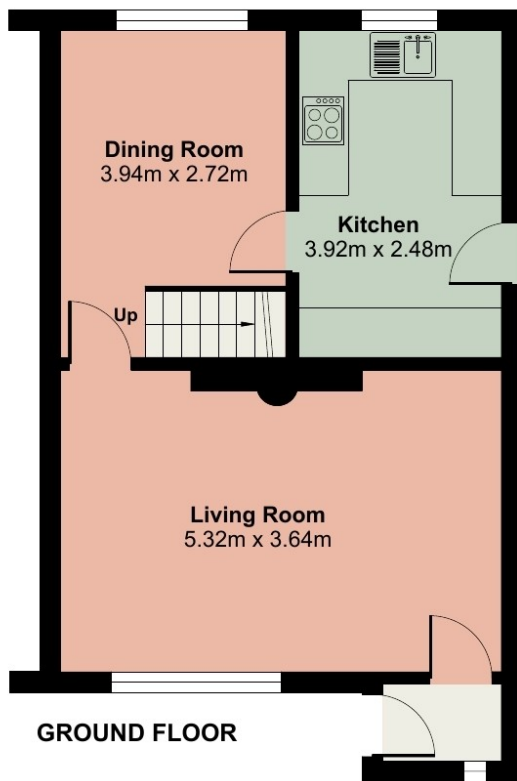
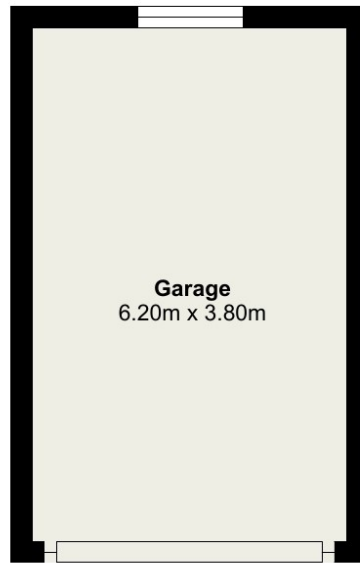
Stainbank Road, Kendal, LA9

Approximate Area = 902 sq ft / 83.7 sq m

Garage = 254 sq ft / 23.5 sq m

Total = 1156 sq ft / 107.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1294834

A thought from the owners...

This house has provided us with an ideal location to raise our family and to enjoy our life together. We have loved the tranquility and closeness to nature, while still being able to easily access local amenities and the surrounding area. The proximity of open fields provides a seamless extension to the garden and has brought endless hours of enjoyment to multiple generations. This house is ideal for raising a family, as we did, or simply enjoying life together.

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