



Kendal

£265,000

54 Lound Road, Kendal, Cumbria, LA9 7DZ

This traditional stone-built terraced house in a popular residential area of Kendal is a blank canvas ready for a new owner to modernise and make their own. Located within easy walking distance of the town centre, the property offers convenient access to local schools, shops, and amenities. To the rear, a private walled courtyard with an outhouse provides a charming outdoor space or potential development.

Inside, the ground floor features a spacious open-plan living room with a wood-burning stove, a kitchen and a utility room/rear porch. On the first floor, there are two double bedrooms, a four-piece bathroom, and a splendid loft room with clear potential for additional living accommodation. With no upward chain, this home is an ideal opportunity for those looking to create their perfect home or a buy-to-let opportunity. We highly recommend scheduling an early viewing to explore the possibilities this property offers.

Quick Overview

Traditional stone built terraced house
Open plan living room & dining area
Utility room/rear porch
Two double bedrooms
Four piece suite bathroom
Private walled courtyard
Garage
Within walking distance to Kendal
Blank canvas for a new owner
Ultrafast broadband available

Property Reference: K6940



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Ultrafast broadband
available



Garage & Permit
Parking



Living Room



Kitchen



Utility Room



Bathroom

Property Overview: 54 Lound Road is ideally located in a well-established and popular area, offering the convenience of a level walk to Kendal town centre. You will appreciate the proximity to a range of amenities, including Kendal Leisure Centre for activities, nearby doctors' surgeries and ASDA supermarket for everyday shopping. Additionally, Oxenholme Railway Station is easily accessible, providing excellent transport links, while Kirkbie Kendal Secondary School is conveniently located right on the doorstep, making it an excellent choice for families.

Upon entering this home, you are greeted by a hallway that sets the tone for the rest of the property. A staircase ascends to the first floor, while a door opens into the spacious living/dining room.

This generously proportioned dual-function reception space is full of natural light from a bay window overlooking the front aspect. The room exudes warmth and character with a coal-burning stove, set on a slate hearth. There is also an under-stairs storage cupboard.

Adjacent to the living room, the kitchen is fitted with a range of wooden wall, base, and drawer units complemented by worktops with an inset stainless steel sink. There is a four ring gas hob set into the worktop, with space allocated below for an oven.

A door from the kitchen leads into the utility room, or rear porch, where you'll find additional worktops and space for a tumble dryer. The utility room also includes plumbing for a washing machine and space for an upright fridge freezer. There is a wall-mounted boiler and a door provides access to the rear yard.

The first floor features two well-appointed bedrooms and a bathroom. The main bedroom is a spacious double with a front-facing outlook, while the second bedroom is another comfortable double with a rear view.

The bathroom features a four-piece suite, including a panel bath, shower cubicle, W.C., and wash hand basin. Additionally, a large airing cupboard with shelving offers ample space for linen and towels.

Stairs lead up to the versatile loft room on the second floor, ideal for use as a hobby space, craft room, or additional storage. The loft room includes built-in wardrobes and access to eaves storage and large Velux.

Outside, the property has the benefit of an enclosed walled and gated front garden together with the rear, an enclosed patio area, perfect for outdoor dining and relaxation. The space accommodates tables, chairs, and potted plants. Adjacent to the patio, a useful store room is available for additional storage needs as well as a garage with an up and over door. A gate at the top of the patio provides convenient access to the rear service lane.

Accommodation with approximate dimensions:

Ground Floor:

Porch

Entrance Hall

Living/Dining Room

25' 5" x 11' 1" (7.77m x 3.40m)

Kitchen

13' 8" x 6' 9" (4.19m x 2.06m)

Utility Room

13' 3" x 6' 5" (4.06m x 1.98m)

First Floor:

Landing

Bedroom One

14' 4" x 10' 2" (4.39m x 3.12m)

Bedroom Two

11' 10" x 8' 3" (3.61m x 2.54m)

Four Piece Bathroom

Second Floor:

Loft Room

12' 7" x 12' 7" (3.86m x 3.84m)

Parking: Garage and permit on-road parking located nearby.

Garage 15' 8" x 8' 9" (4.80m x 2.69m)

Services: Mains electricity, mains water, mains gas and mains drainage.

Council Tax: Westmorland & Furness Council - Band B

Tenure: Freehold.

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

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

What3Words Location & Directions: [///fincode.drape](https://www.what3words.com/fincode/drape)

Traveling southbound from Kendal along Aynam Road, take the left turn onto Lound Road. Continue straight at the traffic lights. The property will be on your left, just before the second set of traffic lights and can be easily identified by our 'For Sale' sign.

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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).



Bedroom One



Bedroom Two



Loft Room



Rear Aspect and Yard

Lound Road, Kendal, LA9

Approximate Area = 1157 sq ft / 107.5 sq m

Limited Use Area(s) = 40 sq ft / 3.7 sq m

Garage = 140 sq ft / 13 sq m

Outbuildings = 39 sq ft / 3.6 sq m

Total = 1376 sq ft / 127.8 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1187860

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