



Kendal

£240,000

52 Captain French Lane, Kendal, Cumbria , LA9 4HP

Situated in one of Kendal's historic lanes, this delightful two-bedroom stone-built mid-terrace property offers a harmonious blend of traditional charm and modern convenience. Just a short walk from the vibrant town centre, this home is a perfect retreat for those who cherish character, comfort and convenience.

Upon entering, you are welcomed into a cosy living room, with built in shelves within the alcoves of the fireplace, creating an atmosphere of warmth and timeless elegance. This inviting space is perfect for unwinding after a long day, with ample natural light streaming through the window, highlighting the room's charming features.

Quick Overview

Period Character Stone Built Mid Terrace House

Nestled In One Of Kendals Historic Lanes
Close To Kendal Town Centre and Local Amenities

Living Room and Seperate Dining Room

Traditional Features Throughout

Bright Rear Patio Area

Early Viewings Recommended

Well Presented

Garage and Off Road Parking

Ultrafast Broadband Available



2



1



2



D



Ultrafast
Broadband
Available



Garage and Off
Road Parking

Property Reference: K7064



Living Room



Dining Room



Kitchen



Kitchen

The living room seamlessly flows into a separate dining room, where exposed beams grace the ceiling making it an ideal setting for hosting intimate dinners or family gatherings. Here, the traditional meets the contemporary, with tasteful décor that complements the home's historic character.

Beyond the dining room lies the well-appointed fitted kitchen, a modern area equipped with sleek appliances such as a Bosch Induction hob, extractor fan and oven. With Plumbing for a washing machine, Dishwasher and additional space for a fridge/freezer this kitchen is both functional and stylish, making meal preparation a joy. From here, step out onto the rear patio area—a private outdoor space perfect for enjoying morning coffee or al fresco dining in the warmer months.

A notable addition to this property is the garage, with an up and over door, power and lighting; providing convenient storage and parking, a rare find in such a central location.

Upstairs, the main bedroom offers a peaceful retreat with its generous size and characterful features. Directly across, the house bathroom exudes modern sophistication, featuring a stylish wash basin vanity unit, a towel radiator, W/C and a large walk-in shower. The bathroom also cleverly houses the boiler within a large storage cupboard, providing practicality without compromising on style.

The second bedroom is versatile, ideal for guests or a home office. Currently being used as a spare bedroom with a partition wall separating the storage and utility area, this space can be well adapted to its new owner.

This enchanting home, with its perfect blend of traditional features and modern touches, offers a cosy and well-presented living experience. A true gem in the heart of Kendal, it promises a lifestyle of comfort and convenience. Don't miss the opportunity to make this charming property your own.

Accommodation with approximate dimensions

Ground Floor

Living Room

13' 1" x 9' 8" (4m x 2.96m)

Dining Room

12' 4" x 10' 8" (3.77m x 3.26m)

Fitted Kitchen

10' 7" x 6' 10" (3.25m x 2.10m)

First Floor

Landing

Bedroom One

13' 7" x 9' 5" (4.15m x 2.88m)

Bedroom Two

7' 10" x 6' 6" (2.39m x 2m)

Bathroom

Property Information

Tenure

Freehold

Council Tax

Westmorland and Furness Council - Band B

Services

Mains Gas , Mains Electricity , Mains Water and Mains Drainage

Energy Performance Certificate

The full EPC is available on our website and also at any of our offices

What3Words & Directions

What3Words [///secure.gently.pages](https://www.what3words.com/secure.gently.pages)

Coming into Kendal from the south follow the A6 road into the town centre. Once on the one-way system follow Kirkland and continue into Highgate. Captain French Lane is the first road on the left immediately past Gillinggate. The property will be found halfway up on the left-hand side.

Viewing

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).



Bedroom One



Bedroom Two



Bathroom



Rear Garden

"Double Click Text To Insert Floor Plan"



A thought from the owners...

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 07/04/2025.

Request a Viewing Online or Call 01539 729711