



## Kendal

**£625,000**

13 Lumley Road, Kendal, Cumbria , LA9 5HT

Welcome to 13 Lumley Road, a spacious and versatile detached bungalow set on a generous approx. 0.33 acre, level plot in one of the town's most desirable residential areas. This home enjoys a prime location with convenient access to the M6 motorway, local bus routes, excellent schools and a range of town centre amenities, offering a perfect balance of privacy and accessibility.

Stepping through the bright and inviting entrance hall, you are greeted by a home filled with natural light and thoughtful design. The south-facing living room features large UPVC double-glazed windows that overlook the front and side gardens, complemented by solid oak flooring and a stunning Lakeland slate fire surround with a high-efficiency living flame gas fire. Adjacent to this space is the dining room, which offers views of the rear garden and flows seamlessly into the conservatory. This additional living area brings the garden indoors, with double doors opening to the outside and further access to a versatile garden room or gym, which also features a door leading to the garden.

### Quick Overview

- Detached bungalow
- Three reception rooms
- Four bedrooms
- Bathroom and shower room
- Off road parking
- Large south facing gardens
- Integral garage
- Set in a popular location
- No upward chain

Ultrafast broadband available



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Ultrafast  
Broadband  
available



Garage &  
Driveway  
Parking

Property Reference: K6991



Entrance Hall



Living Room



Living Room



Dining Room

The fitted kitchen is designed with practicality and style in mind. Solid oak fronted units are paired with Italian hand-made tiled walls and an attractive tiled floor. Integrated appliances include a built-in double oven and a halogen hob with extractor, while additional features like the inset waste disposal and ample storage add to its functionality. A door leads from the kitchen to the larger than average utility room, which provides even more storage and workspace. This room is fitted with oak-fronted units, a butler's sink, tiled flooring and offers access to the garden, garage and driveway through three separate UPVC doors.

The bedroom accommodation is thoughtfully arranged along an inner hallway. Bedroom one is a light and spacious dual-aspect room with stunning views towards Farleton Knott. The second bedroom is another generous double, enjoying a south-facing aspect overlooking the garden. Two additional bedrooms provide flexibility for family living or guest accommodation, with one featuring a built-in wardrobe with mirrored sliding doors and the other a built-in wardrobe having solid doors.

The property includes both a family bathroom and a separate shower room. The bathroom is elegantly finished with a Victorian-style roll-top bath, pedestal wash hand basin, and WC, while the shower room features tiled walls and floors, a corner shower cubicle, and a modern finish.

A staircase leads to the attic room, an excellent additional space with three Velux roof lights, a gable-end window and under-eaves storage, making it perfect for a home office or studio.

The gardens are a true highlight, maintained to offer privacy and seclusion. With mature hedgerows, dry stone walling, colourful beds and borders, and expansive lawns to the front and rear, the outdoor spaces are ideal for relaxing, gardening, or entertaining.

This property is a rare opportunity to acquire a home in such a sought-after location. With its spacious layout, well-maintained gardens, and scope for personalization, 13 Lumley Road is a home not to be missed. Contact us today to arrange a viewing and begin the journey to making this exceptional property your own.

#### Accommodation with approximate dimensions:

##### Ground Floor

##### Entrance Hall

Living Room 19' 11" x 13' 1" (6.08m x 4.00m)

Dining Room 12' 5" x 11' 11" (3.80m x 3.64m)

Conservatory 18' 4" x 8' 10" (5.60m x 2.70m)

Sun Room 12' 2" x 6' 6" (3.71m x 2.00m)

Fitted Kitchen 14' 5" x 10' 5" (4.40m x 3.20m)

Utility Room 17' 8" x 7' 2" (5.40m x 2.20m)

Bedroom One 14' 1" x 11' 5" (4.30m x 3.50m)

Bedroom Two 11' 9" x 8' 10" (3.60m x 2.70m)

Bedroom Three 10' 5" x 8' 10" (3.20m x 2.70m)

Bedroom Four 10' 5" x 7' 6" (3.20m x 2.30m)



Living Room



Kitchen



Utility



Conservatory



Bedroom One



Bedroom Two

## Bathroom

### Shower Room

### First Floor

**Attic Room** 26' 4" x 12' 5" (8.03m x 3.80m)

**Integral Garage** 18' 0" x 9' 10" (5.50m x 3.00m) with up and over door, window to the rear and UPVC double glazed door into the utility room. Fitted wall and base cupboards, power and water tap.

**Parking:** Off road parking

**Property Information:**

**Tenure:** Freehold

**Council Tax:** Westmorland and Furness Council - Band G

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

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

**What 3 Words & Directions:** ///curl.mull.beside

Travelling south out of Kendal on the A6 Milnthorpe Road, Lumley Road is the last turning to the right hand side before the open fields. Lumley Road is a private no through road and Number13 can be found on your right hand side a short way up the hill

**Viewing:** Strictly by appointment with Hackney & Leigh Kendal Office.

### Disclaimer:

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 16/08/2024.

**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 (incl. 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 Three



Attic Room



Gardens



Gardens

Request a Viewing Online or Call 01539 729711

# Meet the Team

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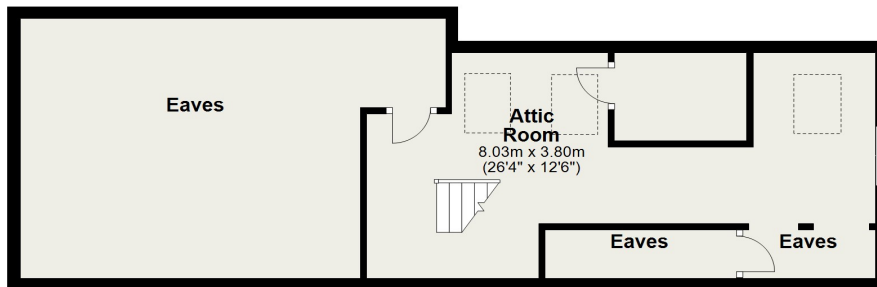
### Ground Floor

Approx. 183.9 sq. metres (1979.3 sq. feet)



### First Floor

Approx. 55.9 sq. metres (601.6 sq. feet)



Total area: approx. 239.8 sq. metres (2580.9 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: Plan produced using PlanUp.

A thought from the owners... "A lovely light house on a quiet and friendly road"

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