



## Kendal

£215,000

33 Sparrowmire Lane, Kendal, Cumbria , LA9 5PX

33 Sparrowmire Lane is a spacious two-bedroom mid-terrace property situated in a well-established residential estate. Conveniently located within easy reach of local amenities, including a bus service, schools, and transport links, this home is an ideal choice for families, professionals, and first-time buyers alike.

Upon entering through the front door, you are welcomed into the entrance hall, which features stairs leading to the first floor and access to the living room.

### Quick Overview

- Mid Terrace property
- Spacious living room & modern dining kitchen
- Two double rooms
- Fitted bathroom
- Low maintenance front and rear gardens
- Gas central heating
- Excellent starter home/investment
- No upward chain!
- Early viewing recommended!
- Ultrafast Broadband speed



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Ultrafast  
available



On street  
parking

Property Reference: K7061



Living Room

The living room is light and airy, benefiting from an aspect over the front garden. A charming fireplace with a coal-effect gas fire, polished inset and hearth and a wooden mantel serves as the room's focal point. Additionally, two fireside alcoves provide useful storage cupboards.



Kitchen

The kitchen is well-appointed with an attractive range of wall and base units, an inset sink and a half with drainer and coordinating part-tiled walls. Integrated appliances include; an oven, a four-ring electric hob with a stainless-steel extractor hood, a dishwasher, a fridge and a freezer. Two windows overlook the rear garden, while a door provides direct access to the outdoor space. A useful understairs storage cupboard completes this area.

Ascending to the first-floor landing, you will find both bedrooms, the bathroom and access to the loft space.



Dining Room

Bedroom one is a generously sized double room with a front-facing aspect and a useful storage cupboard. Bedroom two is also a good-sized double, offering views across to the distant fields. This room benefits from two storage cupboards, one of which houses the gas boiler.

The bathroom features a modern three-piece suite comprising; a panel bath with a shower over, a wash hand basin and a WC. The space is finished with tiled walls, a tiled floor, a window and a heated towel rail.

Externally, the front of the property is accessed via steps leading to the garden, which includes a lawn and a patio area. The rear garden is designed for low maintenance, featuring a large patio area with steps leading down to a decorative stone section. A useful outdoor store, equipped with plumbing for a washing machine and space for a dryer provides additional practicality. An outside tap is also available.

Don't miss the opportunity to make this wonderful home yours-arrange a viewing today!

Accommodation with approximate dimensions:  
Ground Floor

Entrance Hall

Living Room

12' 9" x 11' 7" (3.89m x 3.54m)

Dining Kitchen

17' 7" x 7' 10" (5.38m x 2.40m)

First Floor

Landing

Bedroom One

16' 5" x 9' 4" (5.01m x 2.87m)

Bedroom Two

12' 9" x 10' 6" (3.91m x 3.22m)

Bathroom



Bedroom One

**Parking:** On street parking

**Property Information:**

**Tenure:** Freehold

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

**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.

**What3Words & Directions:** [///tripped.candidate.dabbing](https://www.what3words.com/#!/tripped.candidate.dabbing)

The property can be found by leaving Kendal on the Windermere Road and at the traffic lights take the right turning onto Burneside Road. Follow the road along, taking the left turning onto Sparrowmire Lane. Follow the road round and number 33 can be found on the right hand side just after the Low mead turning.

**Viewings:** Strictly by appointment with Hackney & Leigh.

**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 Two



Bathroom



Rear Garden

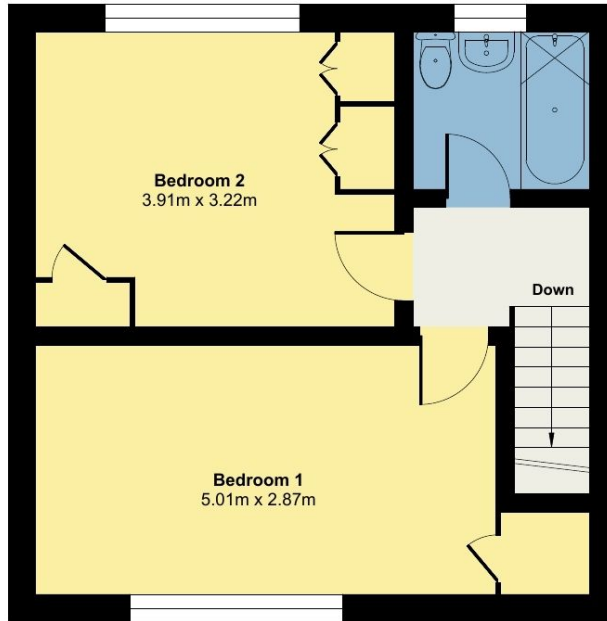


Rear Garden

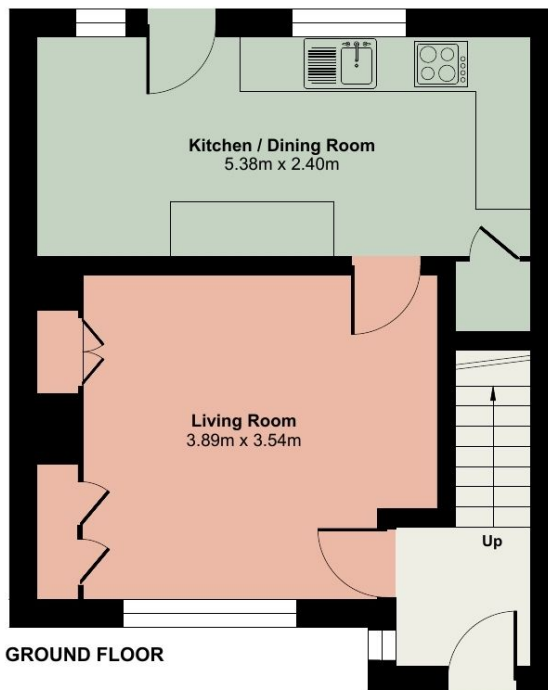
# Sparrowmire Lane, Kendal, LA9

Approximate Area = 766 sq ft / 71.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1264802

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