



# Kendal

**£595,000**

53 Paddock Drive, Kendal, Cumbria, LA9 5FJ

53 Paddock Drive is situated in the market town of Kendal. Well known as the "Gateway to the Lake District," offers a blend of historical allure and amenities, making it an ideal location for families and professionals alike. Kendal boasts an array of local shops, schools, and eateries.

The location further benefits from excellent transport links, Kendal and Oxenholme mainline railway station offers regular services to major cities such as Manchester and London, while the M6 motorway provides easy access to the wider region. The property is within close proximity to well-regarded colleges, schools and parks. Surrounded by the stunning natural beauty of the Lake District National Park, prospective purchasers can enjoy a wealth of outdoor pursuits, from hiking and cycling to boating and fishing, all within a short drive from home.

## Quick Overview

- Modern family detached home
- Spacious living room & separate utility room
- Neff kitchen appliances
- Five double bedrooms
- Two En-suite shower rooms & house bathroom
- No upward chain
- Established residential area
- Close to local amenities and walks from the doorstep
- Double garage & driveway parking
- Ultrafast broadband available



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B



Ultrafast  
Broadband



Garage &  
Driveway Parking

Property Reference: K7068



Living Room



Living Room



Kitchen/Dining Room



Kitchen/Dining Room

This home is welcoming, bright, and perfect for a family looking for a turn key property.

The entrance hall features an under-stairs cupboard, ideal for storing everyday items and hanging up coats and storing shoes. There is a cloakroom with W.C and wash hand basin. Just off the hall, the cosy living room faces the front aspect having a bay window perfect for unwinding with friends and family after a long day.

The utility room is fitted with matching wall and base units similar to those in the kitchen, complemented by countertops featuring an inset stainless steel sink. It has a Miele washer/dryer and there is direct access to the rear garden through a side door.

The entrance hall leads to the modern kitchen/dining room, which is truly the heart of the home boasting a seating area. It is fitted with a range of soft-closing wall, base, and drawer units complemented by counter tops and a drainer with an inset stainless steel sink and half bowl. All the kitchen appliances are Neff, including a built-in oven, induction hob, extractor, dishwasher, and integrated fridge freezer. Also boasting a wine cooler. The kitchen is bright featuring doors that open to the rear garden, providing ample room for a dining table and chairs. This space is ideal for entertaining friends and family having and perfect for summer barbeques with easy access indoors. There is also an area used as a living room.

Upstairs, you will find an airing cupboard housing the hot water cylinder. Bedroom one, boasting built in wardrobes, and two are both spacious double rooms with a pleasant aspect over the front of the property. Both bedroom one and two include an en-suite shower room beautifully finished with attractive tiled walls and flooring. The en-suite features a three-piece suite, including a walk in shower shower, a W.C., and a vanity wash hand basin both having a heated towel rail.

Bedroom three, four and five, all doubles, are currently blank canvases ready for you to make your own! These rooms could be used as bedrooms, playrooms, dressing rooms or a home office!

Completing the interior is the modern bathroom, featuring a four-piece suite including a paneled bath, a shower cubicle, a vanity wash hand basin, and a W.C. The bathroom is enhanced with attractive tiled walls and flooring, as well as an heated towel rail.

Situated on a generous plot, this property features a lawned front garden with space for planters. At the rear, you'll find a spacious West facing lawned garden with borders being particularly safe for children and pets benefiting from afternoon and evening sun. There is gate access from the side. 53 Paddock Drive is a excellent family home with walks by the River Kent nearby. Don't miss the opportunity to make this your home!



Kitchen/Dining Room



Kitchen/Dining Room



Bedroom Two



Bedroom Three



Bedroom Four



Bedroom Five

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Living Room

18' 8" x 11' 7" (5.70m x 3.54m)

Cloakroom

Understairs store

Kitchen/dining Room

36' 5" x 12' 2" (11.12m x 3.72m)

Utility

Double Garage

18' 0" x 17' 8" (5.49m x 5.41m)

First Floor

Bedroom One

18' 10" x 11' 10" (5.75m x 3.61m)

En-suite

Bedroom Two

13' 1" x 11' 8" (4.01m x 3.57m)

En-suite

Bedroom Three

13' 0" x 9' 1" (3.97m x 2.78m)

Bedroom Four

10' 8" x 9' 9" (3.26m x 2.98m)

Bedroom Five

9' 9" x 8' 11" (2.98m x 2.72m)

House Bathroom

Property Information:

Tenure:

Freehold. There is a yearly service charge of £182.00 for the children's park and communal maintenance.

Council Tax:

Westmorland and Furness Council Tax - Band F.

Services:

Mains gas, water, drainage and electricity.

Energy Performance Certificate:

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

What3Words & Directions

///jolly.doors.tester

Travel south from town on Milnthorpe Road, passing Stonecross Manor. Continue until you reach Paddock Drive,



Bedroom One



Bedroom One



House Bathroom



En-suite



Garden

then turn right. Number 53 is found straight ahead.

**Viewing:**

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).

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01539 729711** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

# Paddock Drive, Kendal, LA9

Approximate Area = 1880 sq ft / 174.6 sq m

Garage = 318 sq ft / 29.5 sq m

Total = 2198 sq ft / 204.1 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: 1268801

A thought from the owners... "Bright, spacious, comfortable, indoor/outdoor living, with wonderful neighbours; perfectly placed for town, local countryside, the fells, and travel."

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.

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