



Kendal

£320,000

8 Gilthwaiterigg Lane, Kendal, Cumbria, LA9 6NT

A modern three-storey townhouse, built by the renowned local developers Russell Armer Homes. This detached property offers a thoughtfully designed and a well-balanced layout throughout. Upon entering at the lower ground floor, you are greeted by an entrance hall with access to the garage, complete with a large workshop area, ideal for various uses. Upstairs, reveals a dining kitchen, where you can enjoy beautiful views of Benson Knott, a cloakroom and a bright, sunny conservatory and a bright living room with balcony.

On the first floor you will find a house bathroom and three generously sized bedrooms. The main bedroom also features an en-suite shower room. Outside, the property is equally charming with a planted borders to the front, accompanied by a brick-paved driveway that offers ample off-road parking. To the rear, a small enclosed garden includes a patio and lawn. This home will undoubtedly suite a variety of purchasers and is being offered to the market with no-upward chain

Quick Overview

- Modern three-storey townhouse
- Well-balanced layout
- Three generous sized bedrooms
- Dining kitchen with adjoining conservatory
- Bright living room with balcony
- Integral garage with a workshop
- Bricked paved driveway
- Front and rear gardens
- No upward chain
- Ultrafast broadband available



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Ultrafast
broadband
available



Integral Garage &
Driveway

Property Reference: K6905



Living Room



Living Room



Views to the front



Dining Kitchen

Property Overview: Located on the north side of Kendal town centre, 8 Giltwhaiterigg Lane enjoys a peaceful and popular residential setting. Nestled in a tucked-away location, this modern townhouse provides a quiet location while remaining close to essential amenities nearby. The property is just a short stroll from a variety of local supermarkets, shops, making daily errands effortless. Families will appreciate the proximity to both primary and secondary schools.

Additionally, the nearby Kendal railway station offers excellent connectivity, making commuting and travel simple and convenient. Whether you're heading into town or exploring the surrounding area, you'll find that everything you need is within easy walking distance.

Upon entering, you're welcomed into an entrance hall that sets the tone for the thoughtfully designed home. The hall features stairs leading to the first floor and provides direct access to the integral garage. This garage is a standout feature, equipped with an electric up-and-over door, a large workshop area, and plumbing for a washing machine, making it a versatile space for various uses.

Moving upstairs, the first-floor landing presents a convenient cloakroom fitted with a pedestal wash hand basin, W.C, and a window.

On your left, you'll find the dining kitchen, which boasts a splendid aspect across to Benson Knott. The kitchen is well-appointed with a range of timber-fronted wall and base units, featuring glazed display shelving with downlighting, a wine rack, and drawer fitments. The complementary work surfaces include an inset bowl and half stainless steel sink with a drainer and coordinating part-tiled walls. Kitchen appliances include; a built-in oven, four-ring gas hob with a stainless steel cooker hood and extractor, integrated under-counter fridge. A useful larder cupboard and a concealed Vaillant gas-fired combination boiler complete the space. The kitchen opens seamlessly into the conservatory, which features double patio doors leading to the rear garden.

The first floor also includes a bright and inviting living room, a pleasant space with a window and French doors that open to a balcony rail, offering distant views across to the golf links.

As you ascend to the second floor landing, you'll find access to the loft space and the home's three well-proportioned bedrooms.

The main bedroom features two double-glazed windows that frame excellent views, along with coving to the ceiling. The en-suite shower room has tiled walls and a three-piece suite, including a tiled shower cubicle, a wash hand basin, and a W.C. A linen cupboard with shelving and a heater provides additional storage.

Bedrooms two and three are both generously sized and offer views across to Benson Knott. Completing the interior is the house bathroom, which includes complementary tiled walls and a three-piece suite in white, comprising a panel bath with a central tap, shower, a wash hand basin, and a low-level W.C.

At the front of the garage, you'll find a brick-paved driveway that provides off-road parking, accompanied by a landscaped garden featuring a paved patio and planted borders. A short flight of timber



Dining Kitchen



Conservatory



Bedroom Three



Bedroom Two



Bathroom



En-Suite Shower Room

steps leads up the side of the house to the rear garden, which is enclosed with high-level fencing for added privacy. The rear garden includes a patio area and a lawn.

Acomodation with approximate dimensions:

Lower Ground Floor:

Entrance Hall

Door to Integral Garage

First Floor:

Landing

Cloakroom

Dining Kitchen

17' 1" x 8' 7" (5.23m x 2.62m)

Conservatory

14' 0" x 12' 0" (4.29m x 3.66m)

Living Room

17' 3" x 13' 5" (5.26m x 4.11m)

Second Floor:

Landing

Bedroom One

11' 8" x 11' 6" (3.56m x 3.53m)

En-Suite Shower Room

Bedroom Two

11' 3" x 8' 7" (3.45m x 2.64m)

Bedroom Three

8' 7" x 8' 5" (2.62m x 2.57m)

House Bathroom

Parking: Integral garage and bricked driveway to the front offering off-road parking.

Integral Garage 27' 1" x 17' 5" (8.26m x 5.31m)

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

Council Tax: Westmorland & Furness Council - Band E

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:

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To find the property, turn left shortly after passing Morrisons Supermarket onto Giltwhaiterigg Lane. Continue past Mint House on your right, and you'll find the private driveway for number 8 on your right-hand side.

Thoughts from the owner: "Lovely bright airy home. Great location and wonderful neighbours!"



Bedroom One



Views to Benson Knott



Rear Aspect & Garden



Rear Garden



Rear Garden

Anti-Money Laundering Regulations (AML)

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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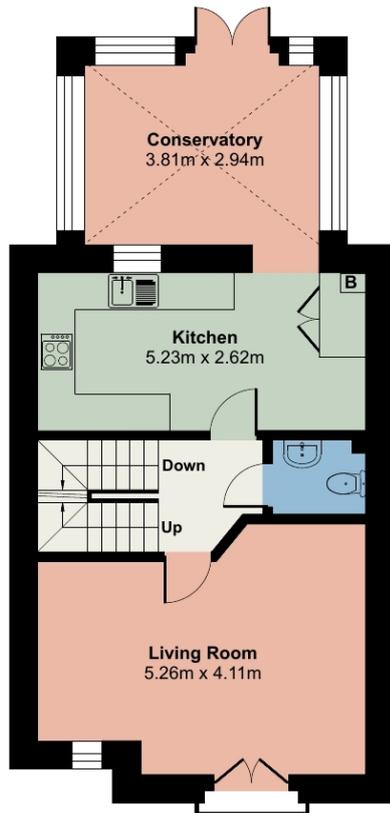
Gilthwaiterigg Lane, Kendal, LA9

Approximate Area = 1112 sq ft / 103.3 sq m

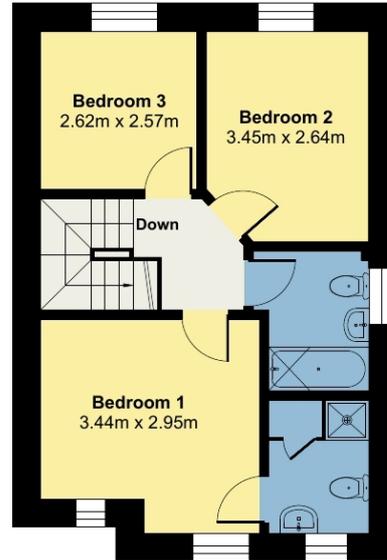
Garage = 355 sq ft / 32.9 sq m

Total = 1467 sq ft / 136.2 sq m

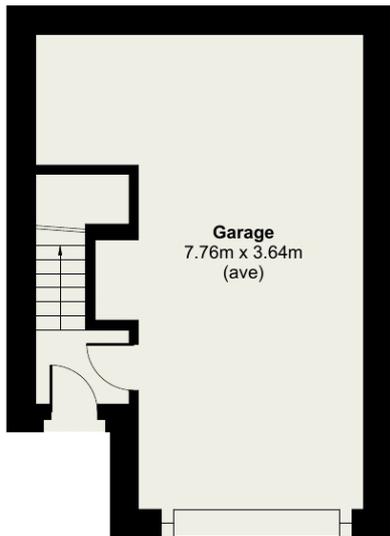
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1172810

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