



# Kendal

£185,000

58 Broad Ing, Kendal, Cumbria, LA9 6EZ

Situated in the well-established Sandylands estate in Kendal, 58 Broad Ing offers a perfect blend of convenience and community. This residential area is close to local schools, shopping facilities and public transport links, all within walking distance of the town centre. The property is being offered for sale with no upward chain, presenting a fantastic opportunity for personalisation to suit the new owner's taste and requirements.

Upon entering the property, you are welcomed by a spacious entrance porch featuring useful built in cupboards for storage. A door leads into the breakfast kitchen, which is well-lit with two windows overlooking the rear garden.

## Quick Overview

End of terrace property

No upward chain

Living room and breakfast kitchen

Three bedrooms

Bathroom

Large garden

Gas central heating

UPVC double glazing

Early viewing recommended!

Ultrafast Broadband available



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Ultrafast  
available



On Street Parking

Property Reference: K6981



Entrance Porch



Living Room



Kitchen



Bedroom One

The kitchen is fitted with a range of wall and base units, complemented by work surfaces, a breakfast bar for informal dining and an inset sink with half and drainer. Integrated appliances include a built-in oven with a four-ring gas hob, a stainless steel extractor hood, a fridge/freezer, plumbing for a washing machine and wall mounted gas boiler. The kitchen also provides access to the rear garden and has stairs leading to the first floor.

A door from the kitchen opens into the spacious living room, which benefits from a dual aspect overlooking both the front and rear gardens. The room is fitted with a variety of furniture, including useful storage cupboards, drawers and a desk. A feature fireplace with an electric coal-effect fire adds to the charm of the space.

The first floor accommodates three well-proportioned bedrooms and a family bathroom. Bedroom one is a double room with a front aspect and two windows providing ample natural light. The second bedroom is a further double bedroom with fitted furniture, including two wardrobes and a desk. The third bedroom is also a good-sized room featuring a fitted wardrobe and overhead storage.

The bathroom comprises a three-piece suite including; a panel bath with a shower over, a vanity unit with a wash hand basin and a WC. The space is completed with part-tiled walls, a heated towel rail, a large mirror and a window for ventilation.

The property benefits from a generous garden that wraps around the front, side and rear. Designed for low maintenance, the garden includes a lawned area, a patio and an outdoor tap. Additionally, there is a large insulated timber shed/workshop, offering excellent storage or workspace potential. With its superb location and potential for modernisation, 58 Broad Ing is an ideal home for a range of buyers looking to create their perfect living space. Viewing is highly recommended.

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Breakfast Kitchen

17' 5" x 8' 3" (5.33m x 2.52m)

Living Room

22' 0" x 10' 2" (6.71m x 3.10m)

First Floor

Landing

Bedroom One

15' 3" x 7' 4" (4.66m x 2.25m)

Bedroom Two

9' 10" x 7' 0" (3.02m x 2.15m)

Bedroom Three

8' 7" x 7' 8" (2.62m x 2.35m)

**Bathroom**

**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:** ///condensed.next.remaking

Leaving Kendal take the A6 heading down Shap Road and take the right hand turn before The Duke of Cumberland and then turn right off Appleby Road and then first left into Broad Ing, follow the road down take the second left onto Broad Ing and follow the road down and number 58 can be found on the left hand side just after the Broad Ing Crescent turning.

**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).



Bedroom Two



Bedroom Three



Bathroom



Garden

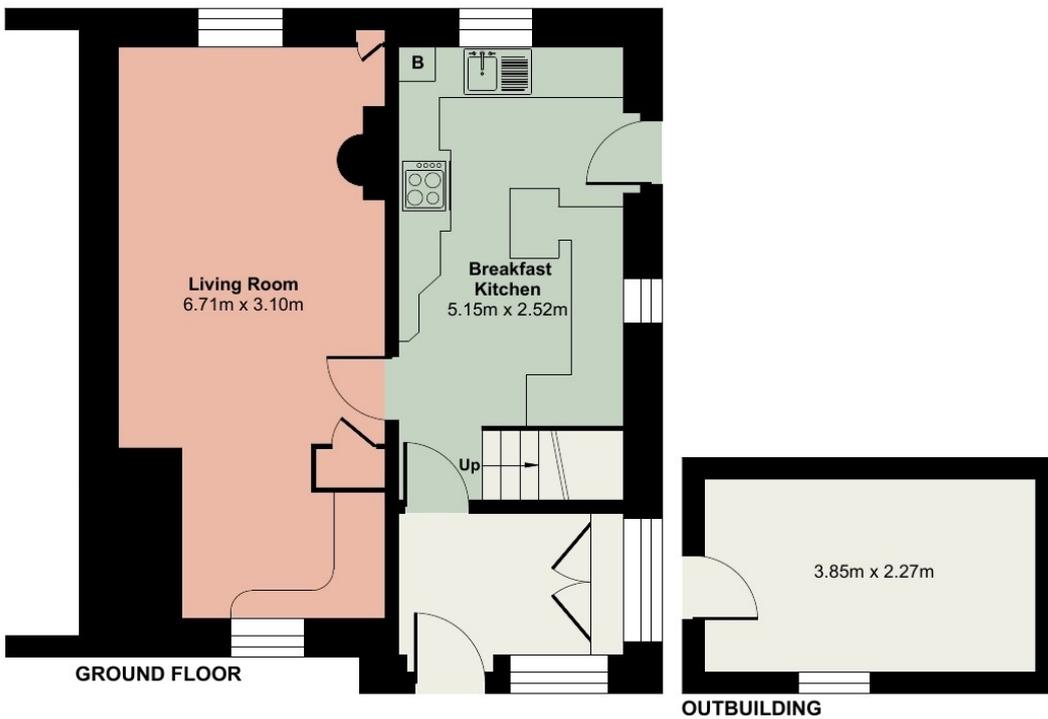
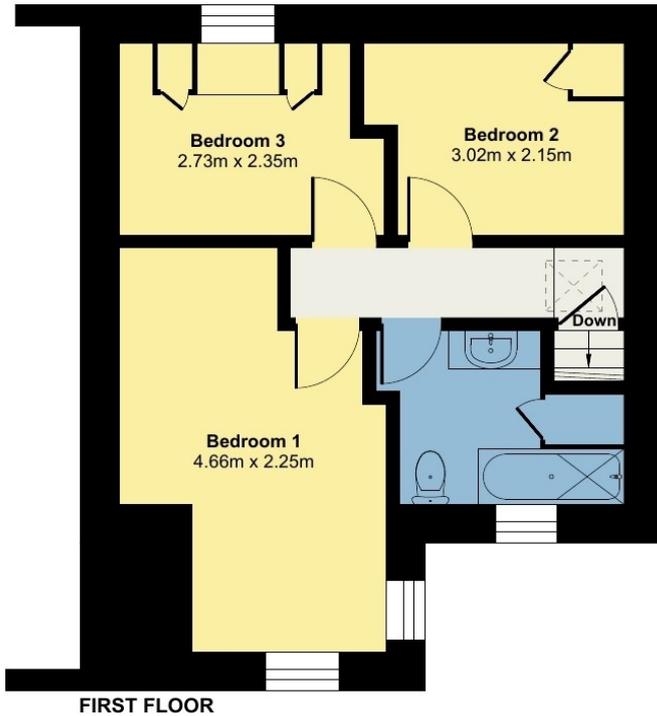
# Broad Ing, Kendal, LA9

Approximate Area = 802 sq ft / 74.5 sq m

Outbuilding = 94 sq ft / 8.7 sq m

Total = 896 sq ft / 83.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Hackney & Leigh. REF: 1249778

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