



# Kendal

£225,000

21 Vicars Fields, Kendal, Cumbria , LA9 5NB

Nestled on Vicars Field situated on the well established residential Kirkbarrow estate, located on the south west side of the market town of Kendal. This sought-after area is within close proximity to local amenities, including the Brewery Arts Centre and cinema, a variety of restaurants and Abbott Hall Park with its children's play area. The property benefits from double glazing and gas central heating throughout. Ideal for first-time buyers or investors, the home is available with no upward chain.

## Quick Overview

- Semi-detached property
- Living room and dining kitchen
- Three bedrooms
- House bathroom
- Close to the town centre
- No upward chain
- Gas central heating
- Front and rear gardens
- Early viewing recommended
- Ultrafast broadband available\*



3



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2



D



Ultrafast  
Broadband



Driveway  
Parking

Property Reference: K7083



Kitchen



Kitchen



Living Room



Dining Room

At the front, you'll find well-maintained lawned gardens and convenient driveway parking, setting the tone for this welcoming residence.

Upon entering, you are greeted by a functional, modern kitchen complete with wall and base units and complementary worksurface. The kitchen is equipped with integrated appliances, including a Beko 4-ring hob and oven, extractor fan and a stainless steel sink. There's space for a fridge, and a handy cupboard houses the boiler. This room offers a rear aspect. From here, access the living room, which boasts views to the front and comes with drawer and shelving units providing a blank canvas for your personal touch. Adjacent to the living room is a dining room, also ready for your creative flair.

Heading upstairs a bright landing, thanks to a well-placed window, leads to three bedrooms. One bedroom features shelving units, while all three offer the potential to be transformed into cosy retreats. The landing also includes a useful storage cupboard. The house bathroom is well-appointed with a panelled bath and shower over, WC and wash basin ensuring all your needs are met.

Outside, the rear garden offers great potential for relaxation and entertainment. It features a seating area and steps leading up to a lawned area, perfect for outdoor activities. Additionally, a spacious garden store provides ample space for tools, motorbikes, or even a workshop catering to a variety of needs.

This property presents a fantastic opportunity to create a home tailored to your tastes and lifestyle, all in a sought-after location. Don't miss the chance to make it your own!

Accommodation with approximate dimensions:

Ground Floor

Entrance Hall

Kitchen

Living Room

13' 1" x 12' 1" (3.99m x 3.70m)

Dining Room

12' 2" x 9' 2" (3.72m x 2.80m)

First Floor:

Bedroom One

12' 11" x 11' 0" (3.96m x 3.36m)

### Bedroom Two

11' 11" x 9' 3" (3.65m x 2.82m)

### Bedroom Three

8' 8" x 8' 7" (2.66m x 2.64m)

### Storage Cupboard

### House Bathroom

### Property Information

#### Tenure:

Freehold.

#### Council Tax:

Westmorland and Furness Council Tax - Band B.

#### 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

///parade.wipe.amuse

The property can be found by turning off the Milnthorpe Road onto Glebe Road, proceed along and take the second left onto Anchorite Road continue up the hill taking the second left into Vicars Field and number 21 can then be found a short way on your right hand side .

#### 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 One



Bedroom Two



Bedroom Three



Garden

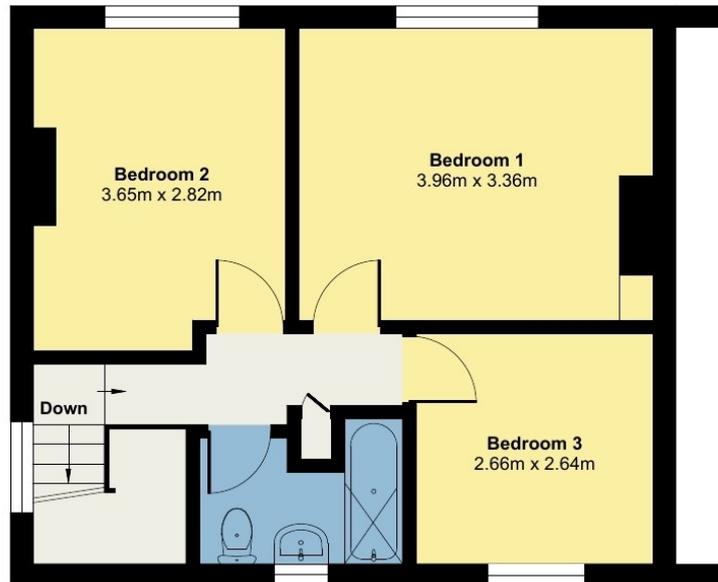
# Vicars Fields, Kendal, LA9

Approximate Area = 904 sq ft / 83.9 sq m

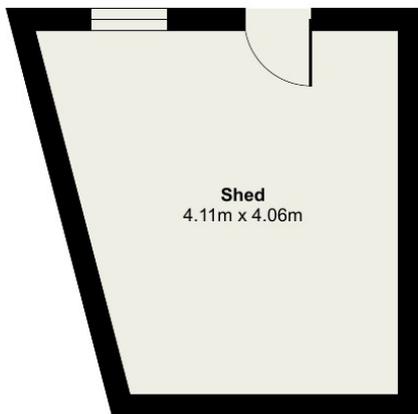
Outbuilding = 156 sq ft / 14.4 sq m

Total = 1060 sq ft / 98.3 sq m

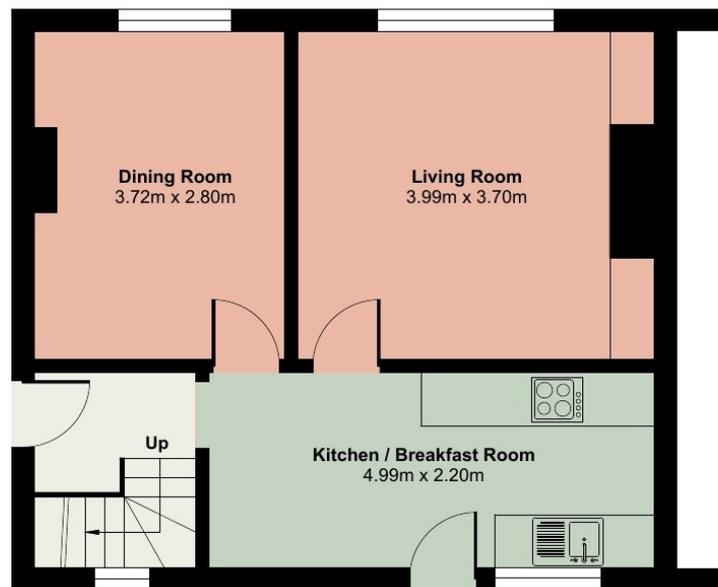
For identification only - Not to scale



FIRST FLOOR



OUTBUILDING



GROUND FLOOR



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: 1283004

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