



## Kendal

**£550,000**

33 Maytime Road, Kendal, Cumbria, LA9 7TF

33 Maytime Road in Kendal is a spacious four-bedroom detached family house accompanied by a detached double garage and ample off-road parking to the front. The property features a rear garden that offers a blank canvas for a new owner to personalise and make their own. The kitchen is equipped with integrated NEFF appliances. Offered to the market with no upward chain we highly recommend an early viewing!

The property is conveniently situated for commuters, as the main line railway station at Oxenholme is within a short walking distance. This station offers excellent commuter links to major cities including Manchester, London Euston, Edinburgh, and Glasgow. Additionally, the property provides easy access to junctions 36 and 37 of the M6 motorway, enhancing connectivity for those who rely on-road transportation.

### Quick Overview

- Modern family detached house
- NEFF kitchen appliances
- Living room & open plan kitchen/dining room
- Useful utility room & home study
- Four bedrooms, one with en-suite
- Enclosed rear garden
- Detached double garage with charging point
- Ample off-road parking
- No upward chain & early viewing recommended
- Ultrafast broadband speed upto 1000MBPS



4



2



1



B



1000  
MBPS



Detached Double  
Garage

Property Reference: K6755



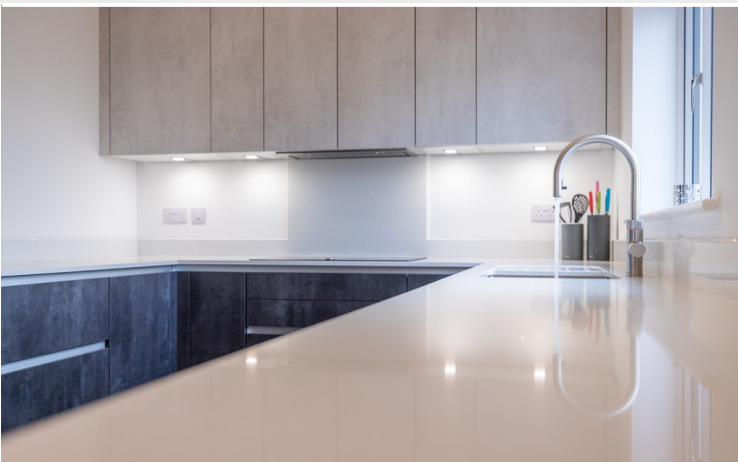
Living Room



Study



Utility Room



Dining Kitchen

**Location:** From Kendal town centre take the A65 Burton Road out of the town in a south-easterly direction. Pass the Leisure Centre on the left to reach a set of traffic lights. Fork slightly left into Oxenholme Road and proceed to a set of traffic lights. Continue to the second mini-roundabout and turn right into Strawberry Fields follow the road down and turn right into Maytime Road and right again and follow the road down to the left and continue to the bottom of the cul-de-sac you will find parking in front of the double garages.

Strawberry Fields is a much sought after residential development, situated to the south of Kendal town centre. The setting provides easy access to a wide range of local amenities including both primary and secondary schools, Asda superstore and Westmorland General Hospital.

There is a bus stop nearby and the main line railway station at Oxenholme is only a short walk away for commuter links to Manchester, London Euston, Edinburgh and Glasgow. The property is also convenient for junctions 36 and 37 of the M6 motorway and for access to the Lake District National Park.

**Property Overview:** Introducing this modern and spacious detached stone-faced new build property, designed to offer the utmost comfort and contemporary living. Situated in a desirable location, this property boasts a spacious entrance hall, a living room, dining kitchen, home study, utility room, four bedrooms – one with Ensuite shower room and a modern house bathroom. Additional features include a large double detached garage, off-road parking and gardens to the front and rear.

Stepping through the front door it soon becomes evident what this modern detached property has to offer, with the Amtico flooring flowing throughout the first floor. The spacious entrance hall provides access to the home study, cloakroom, utility room and stairs to the first floor with useful under stairs storage cupboard.

Through into the living room with a pleasant outlook to the front aspect. Adjacent to the living room is a versatile study, providing a dedicated space for work or hobbies.

The utility room has soft close base unit with an stainless sink and drainer, plumbing for a washing machine and space for a tumble dryer. Wall-mounted Worcester boiler and a door with access to the rear garden.

Going down a couple of steps you will find the excellent fully integrated kitchen that has been fitted and equipped to a high standard. A range of soft close wall, base and drawer units with complementary working surfaces with inset bowl and half stainless steel sink. A range of NEFF kitchen appliances include; induction hob with concealed cooker hood and extractor over, double oven, dishwasher, integrated full height fridge and integrated full height freezer. The kitchen comes complete with a lovely dining area which is perfect for the family. Patio doors lead to the rear garden creating a seamless indoor, outdoor feel.





Dining Kitchen



Dining Kitchen



Dining Kitchen



Bedroom Two



Bedroom Three



Bedroom Four

Upstairs on the first floor landing there is access to the loft space by way of a hatch.

The master bedroom enjoys an aspect to the front with views over the distant fells and has an excellent En-suite shower room. Complementary part tiled walls and attractive co-ordinating flooring. A three-piece suite comprises; a large walk-in shower cubicle with rainfall shower head and separate hand held attachment, vanity unit with wash hand basin and WC. Chrome vertical towel radiator, extractor fan and downlights.

Bedroom two is another good size double room and has aspect to the front and has a deep airing cupboard which houses the water tank.

Bedroom three is a double bedroom and number four is a good sized single and both have an aspect to the rear garden.

Completing the picture is the house family bathroom, with attractive part tiled walls and attractive flooring and heated towel rail. A three-piece suite that comprises; a panel bath with rainfall shower head and separate hand held attachment, vanity unit with wash hand basin and a W.C.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Cloakroom

Home Study

7' 8" x 7' 1" (2.34m x 2.16m)

Living Room

17' 1" x 10' 10" (5.21m x 3.3m)

Open Plan Living/Dining Kitchen

28' 0" x 9' 2" (8.53m x 2.79m)

Utility Room

7' 8" x 5' 7" (2.34m x 1.7m)

First Floor:

Landing

Bedroom One with En-Suite Shower Room

15' 7" x 11' 6" (4.75m x 3.51m)

Bedroom Two

13' 4" x 10' 7" (4.06m x 3.23m)

Bedroom Three

10' 10" x 9' 7" (3.3m x 2.92m)

Bedroom Four

9' 11" x 9' 1" (3.02m x 2.77m)

Family Bathroom





Bedroom One



En-suite





Rear aspect



Rear garden

**Outside:** The property has the benefit of a brick paved driveway to the front of the double garage with an electric car charging port, providing off-road parking together with a lawned garden with planted borders.

To the rear is an enclosed large garden which is ready for the new owner to put their own stamp on it!

**Tenure:** Freehold. A annual service charge of £160.00 is payable for the upkeep of communal areas.

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

**Council Tax:** Westmorland & Furness Council - Band F

**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:** ///panels.assume.fence



Family Bathroom

Request a Viewing Online or Call 01539 729711

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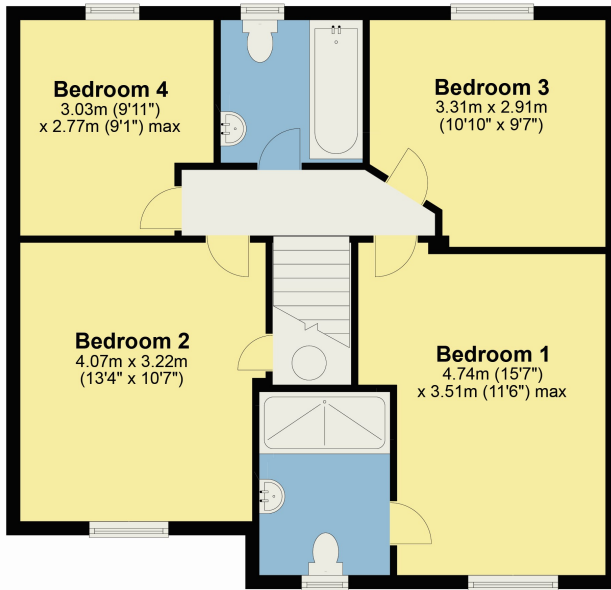
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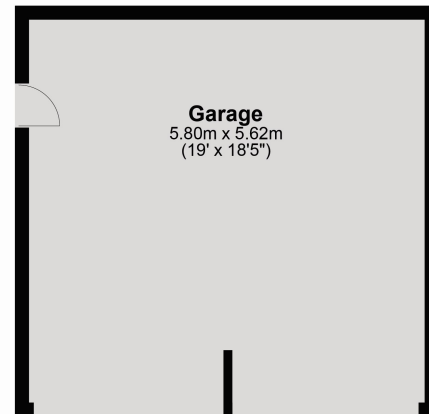
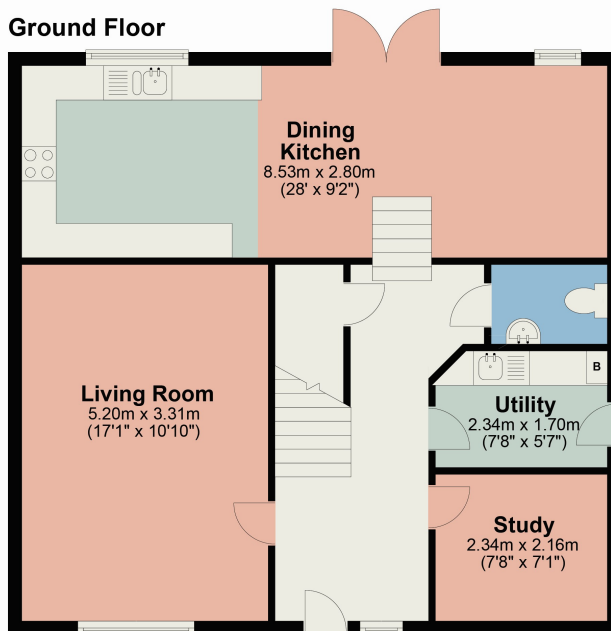
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### First Floor



### Ground Floor



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

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