



Kendal

£350,000

7 Wansfell Drive, Kendal, Cumbria , LA9 7JF

Welcome to this delightful four-bedroom semi-detached family home, nestled on the south of the town centre in a level and convenient location to Kendal town, which offers a wealth of local amenities, healthcare facilities, and recreational options. The town is well-connected with public transport links making it easy to explore the beautiful Lake District and beyond. The property is exceptionally well-connected with bus routes and the mainline railway station nearby.

Quick Overview

- Semi detached home
- Four bedrooms
- Spacious living room
- Low maintenance rear garden
- Quiet position
- Now ready for modernisation
- No upward chain and early possession available
- Set in a peaceful location
- Driveway and garage parking
- Ultrafast broadband*



4



2



2



D



Ultrafast
Broadband



Driveway
Parking

Property Reference: K7045



Porch



Kitchen/Dining Room



Kitchen/Dining Room



Living Room

As you step inside, you're greeted by a welcoming porch leading into the entrance hall. The bright and spacious living room, with its views over the front garden, features an electric fireplace and built-in storage cupboards, creating a cosy atmosphere for family gatherings. The adjoining kitchen/dining room is equipped with fitted wall and base units, a Beko oven, four-ring hob, Hoover washing machine, and Beko fridge all overlooking the serene rear garden. A handy pantry cupboard provides additional storage.

The snug room, accessible from the kitchen, offers a versatile space with a storage cupboard and direct access to the integral garage, ideal for use as a workshop or extra storage. This room also opens to the rear garden, a perfect spot for relaxation. A convenient shower room on this floor includes a WC, wash basin, and walk-in shower.

Upstairs, bedroom one is dual-aspect and boasts access to a balcony with a patio, offering a picturesque spot to enjoy the sunrise over The Helm, this room also features a walk in shower. Bedroom two provides views over Serpentine Woods and Kentmere, complete with a built-in wardrobe and drawers. Bedroom three features an airing cupboard, storage cupboard and a built-in bookshelf also enjoying views over The Helm. The fourth bedroom, a cosy single, offers access to a partially boarded loft. The house bathroom is also located on this floor comprising of a paneled bath with a shower head, WC and wash basin.

The front and rear gardens feature lawned areas and seating spots, capturing sunlight throughout the day and surrounded by mature trees and shrubs. A side path connects the front and rear gardens. While in need of modernisation, this home presents a wonderful opportunity to create your dream living space. Don't miss the chance to make it your own!

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Entrance Hall

Living Room 15' 9" x 13' 0" (4.82m x 3.97m)

Kitchen/Dining Room 16' 4" x 10' 2" (4.98m x 3.11m)

Pantry Cupboard

Snug 19' 9" x 11' 7" (6.04m x 3.55m)

Internal Garage 18' 1" x 8' 3" (5.52m x 2.53m)

Shower Room

First Floor

Bedroom One 17' 11" x 12' 8" (5.48m x 3.87m)

Bedroom Two 13' 8" x 9' 3" (4.18m x 2.82m)



Living Room



Snug



View



Bedroom Two



Bedroom Three



Bedroom Four

Bedroom Three 12' 7" x 9' 1" (3.84m x 2.79m)

Bedroom Four 9' 6" x 6' 3" (2.90m x 1.93m)

House Bathroom

Property Information:

Tenure: Freehold.

Council Tax: Westmorland and Furness Council Tax - Band D

Services: Mains electricity, mains gas, mains water 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: [///prefer.unique.bubble](https://www.what3words.com/#!/prefer.unique.bubble)

Travelling from Kendal town centre, proceed south along Aynam Road and continuing onto Lound Road. At the roundabout take the 1st exit onto Burton Road (A65), proceed past the Leisure Centre, turn left just after the traffic lights onto Heron Hill, then take the first left and follow the road along until you see the sign post for Wansfell Drive follow the road down and 7 Wansfell Drive can be found a short way down on the left 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).

Agents Note: The property is an unregistered title and therefore a conveyance may take longer than usual.



Bedroom One



Balcony



Front Garden



Garden

Request a Viewing Online or Call 01539 729711

Meet the Team

Keira Evans

Branch Manager & Valuer

Tel: 01539 729711
Mobile: 07469 857687
keiraevans@hackney-leigh.co.uk



Hayley Wilson

Assistant Manager & Property Valuer

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Shannon Hipwell-Dixon

Sales Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Claudia Cutolo

Sales Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Gail Reaney

Viewing Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



Maurice Williams

Viewing Team

Tel: 01539 729711
kendalsales@hackney-leigh.co.uk



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



[Book Online Now](#)



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



Can we save you money on your **mortgage**? Call us on: **01539 792033**

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

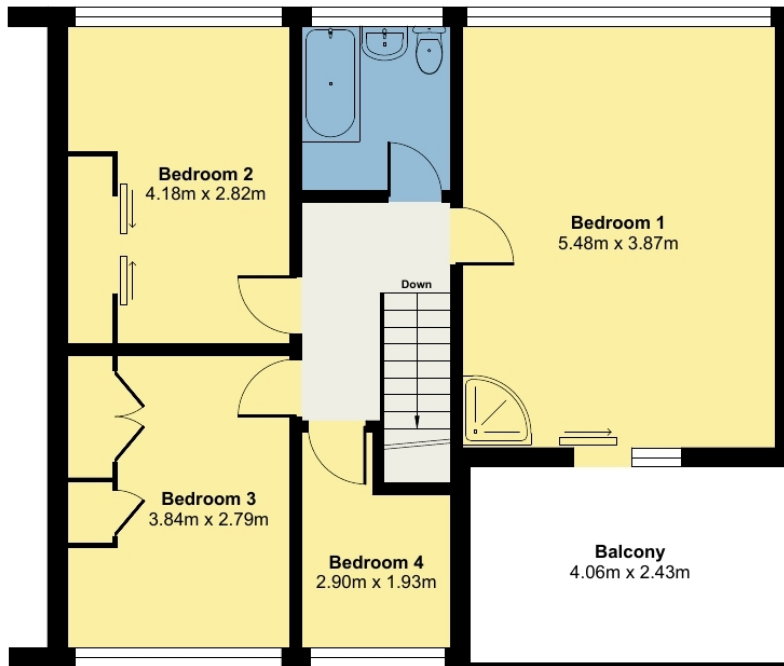
Wansfell Drive, Kendal, LA9

Approximate Area = 1379 sq ft / 128.1 sq m

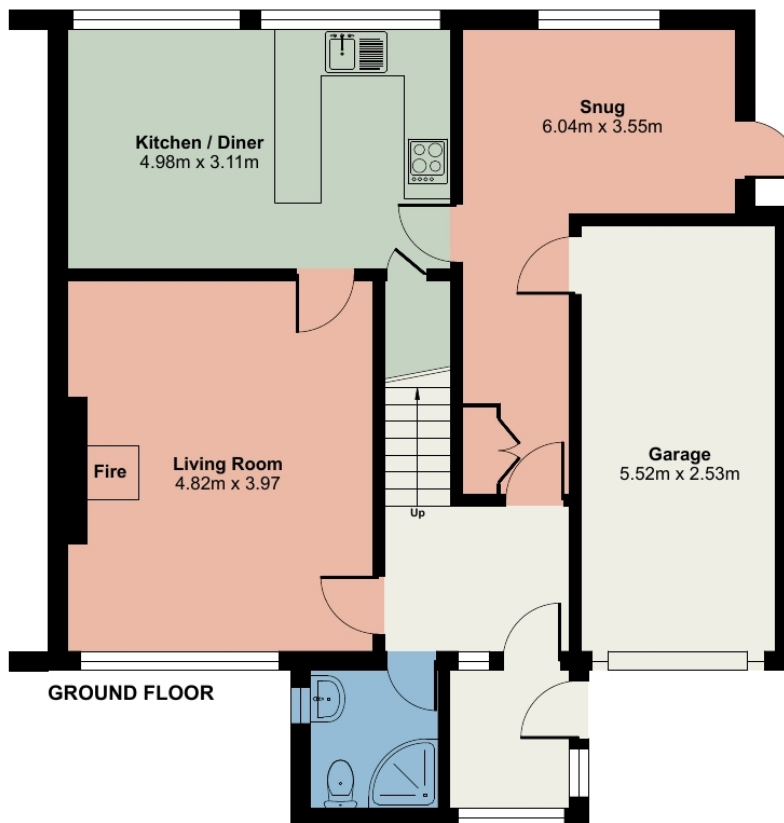
Garage = 151 sq ft / 14 sq m

Total = 1530 sq ft / 142.1 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: 1257460

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 19/03/2025.

Request a Viewing Online or Call 01539 729711