



2 Hawthorn Way, Kendal  
£300,000



## 2 Hawthorn Way

### Kendal

A charming modern semi-detached property pleasantly located within this popular residential area within the market town of Kendal having easy access to the town centre of Kendal, Oxenholme train station, local supermarkets and road links to the Lake District National Park and the M6 Motorway.

Nestled in a sought-after location, this charming well-presented semi-detached house offers a perfect blend of comfort and style. This property is ideal for families looking for a warm and inviting home. The light and airy sitting room provides a welcoming space to relax and entertain guests. Double glazing throughout ensures energy efficiency while the gas central heating offers warmth during the colder months. The modern kitchen with dining space is perfect for preparing and enjoying meals together with a added cloakroom to the ground floor which comprises a W.C, and wash hand basin

Upstairs, you will find three bedrooms, including an en-suite in the main bedroom which comprises W.C, wash hand basin to vanity and a walk in shower cubicle, and a modern family bathroom comprising a W.C, wash hand basin to vanity and bath with a mixer shower. This property is situated within easy reach of the town centre, offering a convenient lifestyle.

Step outside to explore the enclosed garden to the rear which features well-kept lawns, stocked borders, and ample space for planting your favourite flowers and shrubs. The rear garden benefits from abundant sunshine throughout the day, creating a tranquil setting for entertaining guests in or simply unwinding after a long day. Whether you are looking to host a BBQ with family and friends or simply enjoy some quiet time in nature, this outdoor space caters to all your needs. Don't miss the opportunity to make this property your own, where indoor elegance meets outdoor tranquillity to create the perfect home for you and your loved ones.

- Well presented semi-detached house
- Double glazing throughout
- Light and airy sitting room
- Benefitting from gas central heating
- Modern kitchen with dining space
- Well kept rear garden
- Three bedrooms
- Driveway parking for two vehicles
- Bathroom, en-suite and cloakroom
- Easy access to town centre

#### **EPC RATING B**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage.

#### **COUNCIL TAX: BAND C**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

Travelling from Kendal town centre, proceed south along Aynam Road and continue onto Lound Road and past the K Village development. At the roundabout take the first exit onto Burton Road (A65), continue past the Leisure Centre. Turn left at the traffic lights on to Oxenholme Road and continue to the next set of traffic lights taking the left turn on to Kendal Parks Road followed by a right onto Hawthorn Way where number 2 is on the right.

**WHAT3WORDS:** edge.jelly.translated





## GROUND FLOOR

### ENTRANCE HALL

13' 10" x 3' 4" (4.22m x 1.02m)

### SITTING ROOM

15' 7" x 11' 11" (4.75m x 3.63m)

### KITCHEN

16' 7" x 8' 5" (5.05m x 2.56m)

### CLOAKROOM

5' 1" x 3' 3" (1.55m x 0.98m)

## FIRST FLOOR

### LANDING

11' 3" x 3' 8" (3.42m x 1.12m)

### BEDROOM

11' 10" x 8' 6" (3.61m x 2.60m)

### EN-SUITE

8' 5" x 3' 11" (2.56m x 1.19m)

### BEDROOM

9' 7" x 7' 10" (2.92m x 2.39m)

### BEDROOM

8' 5" x 6' 9" (2.57m x 2.06m)

### BATHROOM

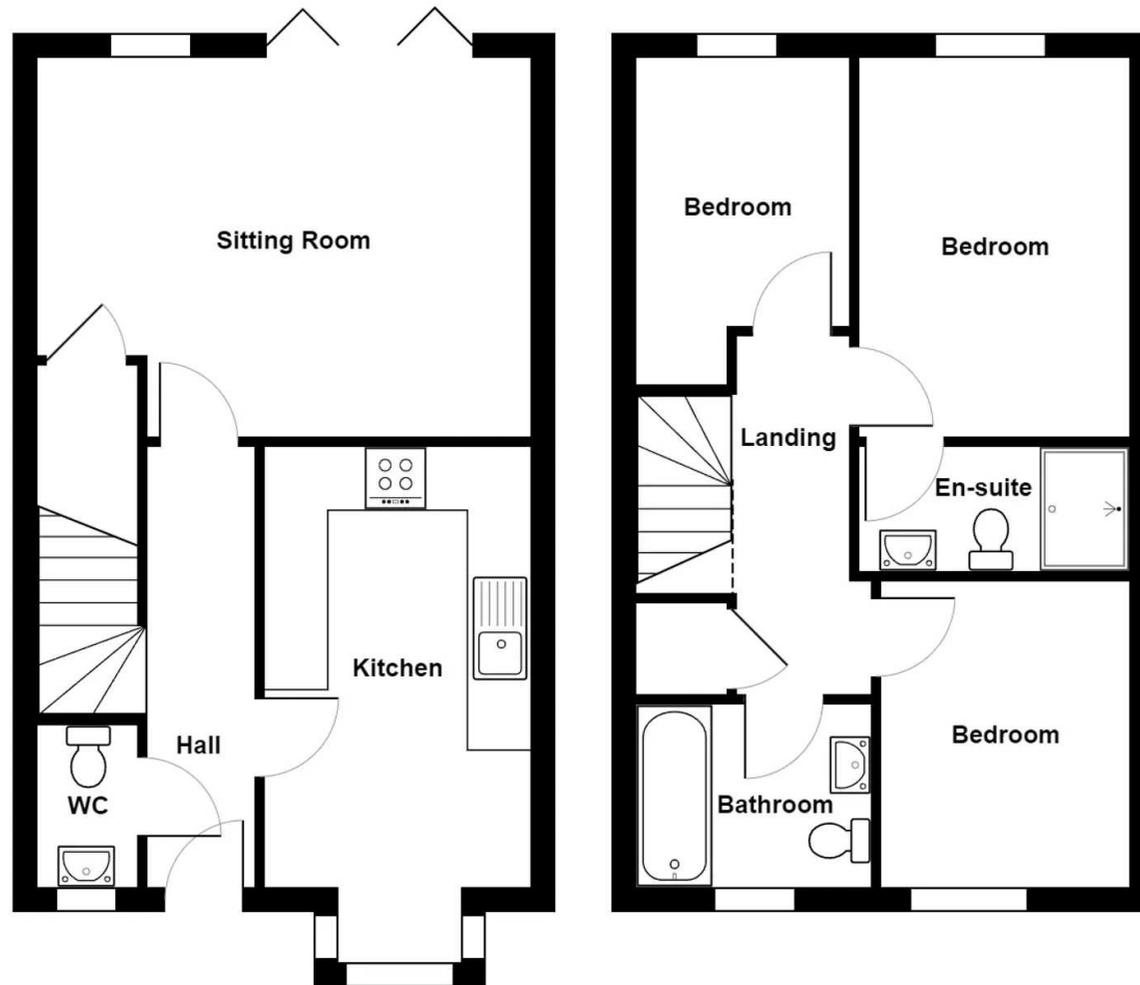
7' 1" x 5' 9" (2.16m x 1.75m)











**Ground Floor**

**First Floor**

2 Hawthorn Way, Kendal

Total Area: 71.7 m<sup>2</sup> ... 771 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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