



3 Lambrigg Terrace, Kendal



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Kendal

A well presented traditional mid terraced house situated on the banks of the River Kent with fine views towards Gooseholme and offering great access to the market town of Kendal. With the main bus station located just around the corner it has great links to the rest of The Lake District National Park and road links to the M6.

Nestled in a prime location, this charming mid-terraced house is an ideal blend of comfort and convenience. Boasting partial double glazing and gas central heating, this property exudes warmth and cosiness throughout. The light and airy sitting room offer breathtaking views across the river, creating a serene atmosphere for relaxation. A dining room connects seamlessly to both the sitting room and the modern kitchen, which provides access to the enclosed yard, perfect for outdoor dining or gardening enthusiasts. With easy access to the town centre, this home is well-suited for modern living. The property has been ran as a successful holiday let by the current owners and could easily be ran as one again or a perfect first home for someone.

Upstairs, there are three generous double bedrooms await, with two bedrooms on the first floor with one offering picturesque views of the river and gooseholme and another double bedroom on the second floor with even more impressive views . The property also features a delightful three-piece bathroom suite, offering both style and functionality. With road links to the Lake District National Park and the M6 Motorway, outdoor enthusiasts will appreciate the accessibility to nature and adventure right at their doorstep. This property is offered with no upper chain, providing a seamless transition for the new owners to settle in and make it their own. Stepping outside, the property offers an enclosed yard at the rear, complete with stocked flower beds and ample space for garden furniture.

- Charming mid terraced property
- Partial double glazing and gas central heating
- Light and airy sitting room with views across the river
- Dining room which leads to both the sitting room and the kitchen
- Modern kitchen with access to the yard
- Easy access to the centre of town
- Three double bedrooms with two bedrooms having views out to the river and gooseholme
- Road links to the Lake District National Park and the M6 Motorway
- A delightful three piece bathroom suite
- No upper chain

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX:BAND

TENURE:FREEHOLD

DIRECTIONS

From our offices turn right on to Sandes Avenue, then turn right on to Blackhall Road. Continue around to the left on to Stramongate and follow the road around to the right. Lambrigg Terrace is located on the left just after Anything Technical.

WHAT3WORDS:horses.eager.monkey.





GROUND FLOOR

ENTRANCE HALL

13' 2" x 3' 1" (4.02m x 0.94m)

SITTING ROOM

14' 4" x 10' 3" (4.36m x 3.13m)

DINING ROOM

12' 10" x 10' 1" (3.91m x 3.07m)

KITCHEN

11' 6" x 7' 2" (3.51m x 2.19m)

FIRST FLOOR

LANDING

12' 1" x 2' 11" (3.69m x 0.90m)

BEDROOM

14' 3" x 11' 2" (4.35m x 3.40m)

BEDROOM

11' 11" x 7' 11" (3.64m x 2.42m)

SECOND FLOOR

LANDING

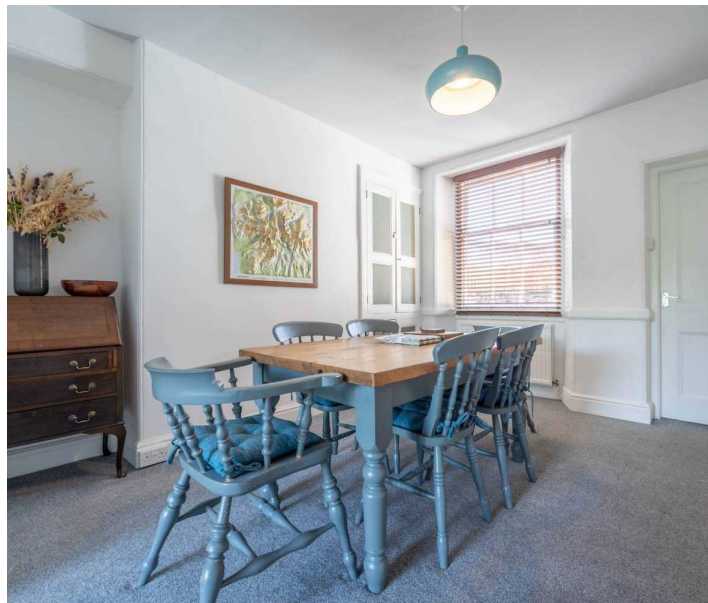
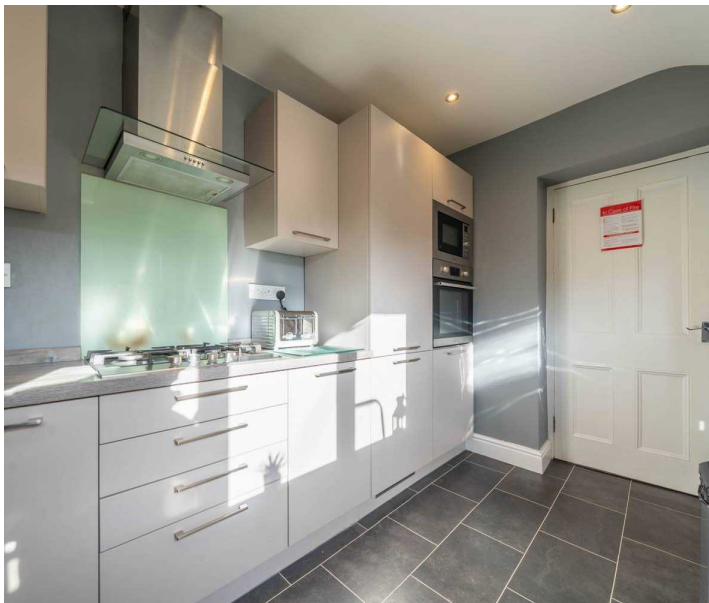
6' 3" x 3' 3" (1.91m x 0.98m)

BEDROOM

14' 3" x 11' 1" (4.34m x 3.37m)

BATHROOM

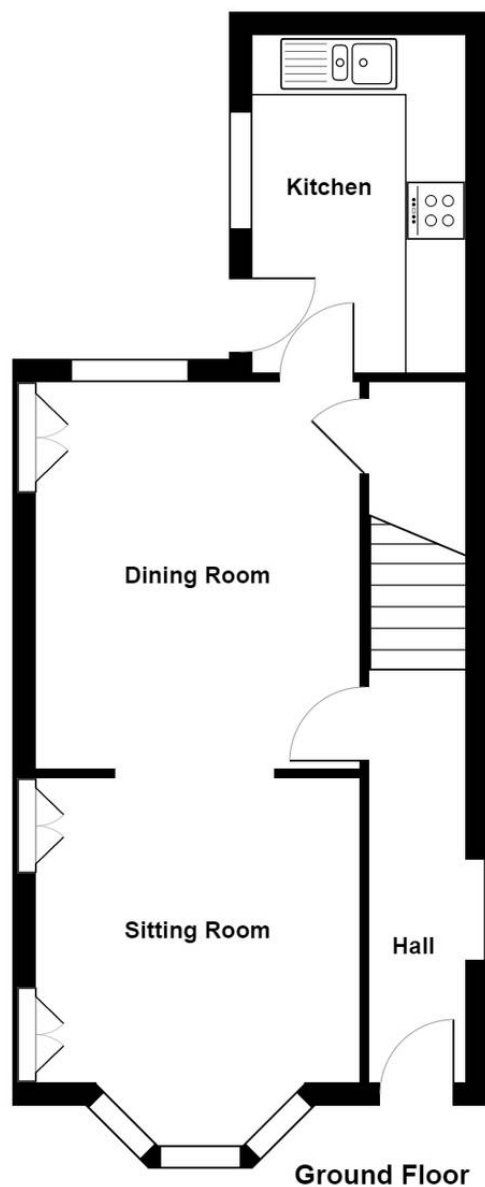
11' 10" x 7' 11" (3.60m x 2.41m)



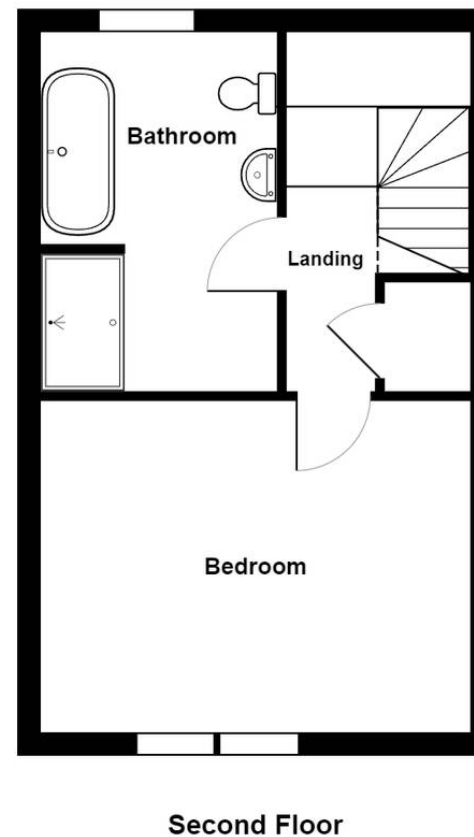
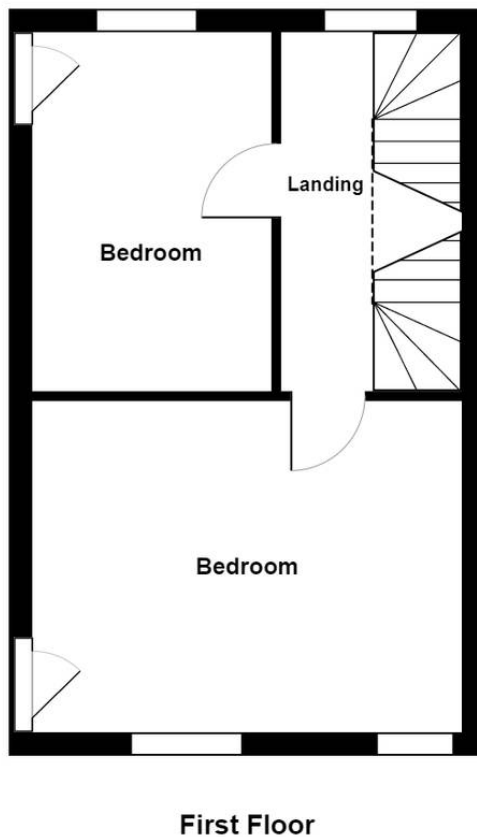








3 Lambrigg Terrace, Kendal
 Total Area: 103.6 m² ... 1115 ft²
 For illustrative purposes only - not to scale. The position and size of features are approximate only.
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