



23 Crescent Green, Kendal

£325,000



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This charming period home, set over three spacious floors, is located in the popular market town of Kendal. Ideally positioned close to Queen Katherine Secondary School, local supermarkets, the town center, and offering easy access to the M6 motorway and the Lake District National Park, it's perfectly placed for both families and commuters seeking character, convenience and charm.

Stepping inside, the ground floor beautifully combines period features with modern updates. The elegant sitting room boasts a gorgeous bay window and a feature fireplace, creating a welcoming space for relaxation. The dining room, complete with its own fireplace, leads through to a bright sunroom overlooking the garden, an ideal spot to unwind or enjoy morning coffee. A brand new fitted kitchen offers contemporary style and practicality, with a utility room and store room just beyond, providing excellent additional space. The property also retains its original flooring throughout, enhancing its authentic period character.

On the first floor, there are three generous double bedrooms, each featuring an original (non working) fireplace that adds a lovely decorative touch. A family bathroom and a separate shower room offer flexibility for modern living. The top floor provides two good sized attic rooms, ideal for use as home offices, guest bedrooms or creative spaces. Outside, the home enjoys attractive front and rear gardens, providing pleasant areas for relaxing or entertaining. On street parking is available and with no onward chain, this delightful period property offers an excellent opportunity to move straight in and make it your own.



SERVICES: Mains electric, mains gas, mains water, mains drainage

EPC RATING: E

COUNCIL TAX BAND: C

TENURE: FREEHOLD

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GROUND FLOOR

HALLWAY

CUPBOARD 9' 7" x 2' 9" (2.92m x 0.84m)

KITCHEN 13' 8" x 8' 6" (4.17m x 2.58m)

UTILITY ROOM 9' 10" x 7' 9" (2.99m x 2.35m)

HALLWAY 3' 11" x 3' 3" (1.20m x 1.00m)

STORE ROOM 6' 11" x 7' 3" (2.10m x 2.20m)

DINING ROOM 12' 9" x 10' 2" (3.88m x 3.11m)

SUN ROOM

SITTING ROOM 12' 0" x 12' 9" (3.66m x 3.88m)

LANDING 2' 6" x 2' 0" (0.77m x 0.62m)

BEDROOM 11' 0" x 15' 7" (3.36m x 4.75m)

BEDROOM 10' 6" x 11' 5" (3.19m x 3.49m)

BEDROOM 9' 9" x 10' 9" (2.97m x 3.28m)

BATHROOM 10' 4" x 7' 11" (3.14m x 2.42m)

SHOWER ROOM 8' 0" x 4' 1" (2.44m x 1.25m)

ATTIC ROOM 1 14' 8" x 10' 10" (4.48m x 3.31m)

ATTIC ROOM 2 14' 2" x 10' 0" (4.33m x 3.05m)

- Charming period property arranged over three spacious floors, full of character and original detail
- Elegant sitting room with a stunning bay window and feature fireplace, perfect for relaxing or entertaining
- Separate dining room with its own beautiful fireplace
- Bright sunroom overlooking the garden, ideal as a morning coffee spot or reading nook
- Brand new fitted kitchen with modern units and finishes, blending contemporary style with period charm
- Practical utility room and separate store room located conveniently off the kitchen
- Three generous double bedrooms, each showcasing original (non working) fireplaces as lovely period features
- Family bathroom and additional separate shower room, offering flexibility for busy households
- Two versatile attic rooms, perfect for home offices, guest rooms or creative spaces
- Attractive front and rear gardens, with on street parking and no onward chain



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