



11 Mintsfeet Road, Kendal

£240,000





## 11 Mintsfeet Road

### Kendal

A well presented semi-detached family home located in the market town of Kendal. Having easy access to both the local amenities and transport services within the town. Easy road links can be found to the M6 Motorway and the rest of the Lake District National Park. Nestled in a sought-after residential area, this 3 bedroom semi-detached house presents an ideal opportunity for first-time buyers or growing families seeking a comfortable abode to call their own. Boasting two well-appointed reception rooms - a cosy sitting room and a dining room - this semi-detached family home offers ample space for relaxation and entertainment. The ground floor further features a fitted kitchen with convenient access to a cloakroom and the rear garden, providing a seamless flow for every-day living. Upstairs, three inviting bedrooms await, with two being doubles and the main bedroom is complete with fitted wardrobes and window seat storage. A three-piece suite wet room completes the upper level. Externally, the property impresses with maintained gardens that enhance the overall appeal of the residence. The rear garden featuring slate chippings leading to an artificial turf area perfect for outdoor leisure. Additionally, a shed positioned on a paved patio provides storage solutions while encouraging al fresco dining and social gatherings. The front of the property boasts a charming gravelled area interspersed with planted beds, adding a touch of greenery to the landscape. A driveway running along the side of the property offers parking for two to three vehicles, ensuring ample space for both residents and visitors. With its well-designed interior layout and thoughtfully landscaped outdoor spaces, this property embodies the essence of comfortable family living within a convenient and desirable location.

- Semi-detached family home
- A great first time buyers property or home for a growing family
- Two reception rooms with a sitting room and dining room
- Fitted kitchen with access to a cloakroom and the rear garden
- Three bedrooms upstairs with two being doubles and the main bedroom having fitted wardrobe and window seat storage
- A three piece suite wet room
- Gardens to the front and rear with a shed at the rear
- Ample driveway parking
- Easy access to the towns amenities
- Road links to the M6 Motorway and the Lake District National Park

#### **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### **EPC RATING C**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

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

#### **TENURE:FREEHOLD**

#### **DIRECTIONS**

26 Heading northwards out of Kendal on the A6, Mintsfeet Road can be found on the left hand side after the Furmanite Building. Number 11 can be found on the right.

**WHAT3WORDS:**///dwarf.minority.picnic







## GROUND FLOOR

### ENTRANCE HALL

11' 7" x 5' 11" (3.53m x 1.81m)

### SITTING ROOM

14' 0" x 12' 6" (4.26m x 3.81m)

### DINING ROOM

14' 0" x 12' 2" (4.26m x 3.72m)

### KITCHEN

12' 10" x 8' 8" (3.92m x 2.63m)

### CLOAKROOM

4' 2" x 3' 11" (1.27m x 1.19m)

## FIRST FLOOR

### LANDING

7' 7" x 2' 8" (2.32m x 0.82m)

### BEDROOM

14' 0" x 12' 4" (4.27m x 3.77m)

### BEDROOM

12' 8" x 8' 4" (3.87m x 2.54m)

### BEDROOM

10' 7" x 5' 6" (3.22m x 1.67m)

### BATHROOM

6' 4" x 6' 4" (1.92m x 1.92m)











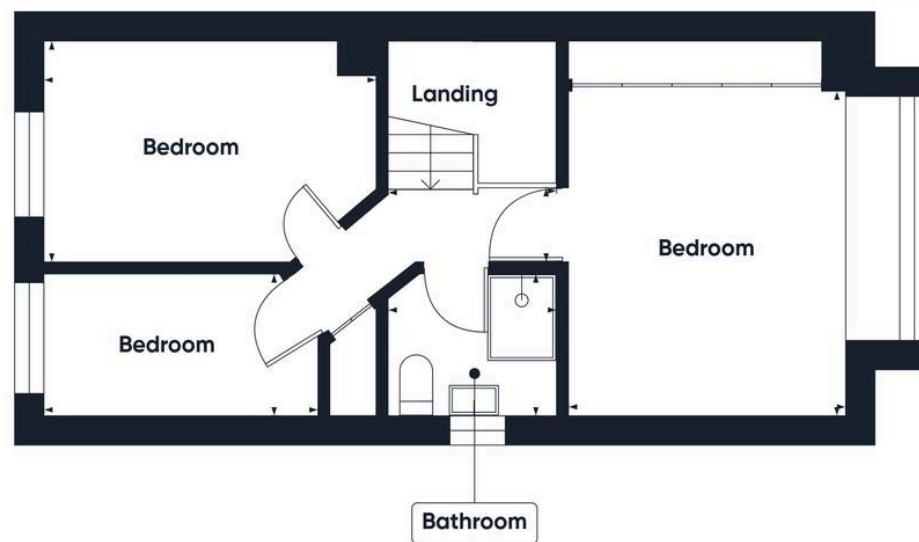








Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

863 ft<sup>2</sup>  
80.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**

# THW Estate Agents

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