



24 Sandgate, Kendal
£225,000



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This beautifully presented three bedroom mid terrace home offers spacious, contemporary living in a highly convenient location. Positioned just a 10 minute walk from Kendal town centre, with its shops, cafés, restaurants and everyday amenities. This home is also ideally placed for local schools, the M6 motorway and the Lake District National Park. Thoughtfully styled throughout with modern finishes and striking details, the property provides a warm, welcoming and versatile home suited to families and professionals alike. The ground floor features a stylish kitchen with high gloss modern units, integrated appliances, herringbone flooring and under cabinet lighting, creating a bright and functional cooking and dining space. The cosy living room sits to the front of the property, enhanced by a modern gas fireplace and large windows that flood the room with natural light. To the rear, the dining room has been beautifully utilised as a snug, complete with a charming wood burning stove that adds character and warmth, making it an ideal space for quiet evenings or entertaining. The family bathroom serves the ground floor and is equipped with an over bath shower, providing a stylish and relaxing retreat.

Upstairs, the property offers three generously sized bedrooms, each finished with carpets, neutral tones and built in wardrobes in two of the bedrooms to maximise storage and comfort. An insulated and fully boarded loft provides valuable extra storage and enhances the home's overall practicality.

The outdoor spaces are exceptional, offering a variety of areas for year-round enjoyment. The expansive rear garden features an artificial lawn for easy maintenance, a decked patio with pergola and lighting, a paved seating area and a conservatory that extends the living space. A greenhouse and multiple storage sheds provide excellent practical solutions for gardeners and families. To the front, the home welcomes you with a neat garden area and a charming pastel-coloured door, while on-street parking is available directly outside. This is a wonderful home that blends style, comfort and practicality with superb access to Kendal and the beautiful surrounding countryside.

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- Beautifully presented mid terrace home offering spacious, contemporary living ideal for families, couples or professionals
- Stylish kitchen with high gloss units, integrated appliances, herringbone flooring and under cabinet lighting for a sleek, modern finish
- Cosy and elegant living room featuring a modern gas fireplace, tasteful neutral décor
- Inviting dining/snug area enhanced by a charming wood burning stove, creating a warm, characterful space perfect for relaxing or entertaining
- Three generously sized bedrooms with built in or mirrored wardrobes in two, providing excellent storage and a calm, comfortable feel
- Exceptional landscaped rear garden with artificial lawn, decked patio, paved seating area, greenhouse and a storage shed
- Attractive front exterior with a neat garden area and a charming pastel coloured front door that gives the home a welcoming and stylish first impression
- Practical on street parking available directly outside the property for residents and visitors
- Fantastic location for families with well regarded local schools nearby and Kendal town centre just a 10 minute walk away, offering shops, cafés, restaurants and everyday amenities
- Excellent access to the M6 motorway and the Lake District National Park, ideal for commuters and those who enjoy countryside walks and outdoor pursuits

HALLWAY 2' 8" x 4' 7" (0.82m x 1.40m)

SITTING ROOM 11' 3" x 11' 0" (3.43m x 3.36m)

KITCHEN 8' 0" x 10' 2" (2.43m x 3.10m)

DINING ROOM 9' 10" x 10' 8" (3.00m x 3.24m)

BATHROOM 5' 4" x 10' 2" (1.63m x 3.11m)

LANDING 4' 0" x 2' 6" (1.23m x 0.77m)

BEDROOM 12' 11" x 11' 3" (3.93m x 3.44m)

BEDROOM 7' 1" x 7' 5" (2.17m x 2.26m)

BEDROOM 8' 7" x 10' 3" (2.61m x 3.12m)

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

EPC RATING: D

COUNCIL TAX BAND: B

TENURE: FREEHOLD





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