



4 Helsington Road, Kendal  
£425,000





## 4 Helsington Road, Kendal

Located in the historic market town of Kendal, this detached three bedroom house offers generous proportions and a fantastic opportunity for buyers to create a home tailored to their own style. Well maintained over the years, the property now offers scope for updating and is in a highly convenient location close to shops, schools and excellent transport links.

Inside the home features two spacious reception rooms filled with natural light. The welcoming sitting room has a sliding door opening directly onto the rear garden, creating a lovely connection between indoor and outdoor spaces. The dining room benefits from a large bay window, offering a bright and versatile setting for family meals or entertaining. The kitchen, while functional, provides ample worktop space, pantry and garden views, with plenty of potential to modernise into a stylish and practical hub. Upstairs three generously-sized bedrooms are complemented by built-in storage and large windows, while the family bathroom includes a full-size bath and offers scope for updating to suit modern tastes.

Externally the property enjoys well-kept front and side gardens, a private driveway offering ample off road parking and an integral garage for added convenience. To the rear the good-sized south facing garden is very private and provides both lawned and established planted areas offering plenty of space for outdoor enjoyment and further landscaping potential.

This Kendal home is ready for a new owner to unlock its full potential. Situated in a sought after location, it represents a fantastic renovation project for those seeking to create a personalised home in the heart of the South Lakes.

- Detached house in popular location with great access in to Kendal town
- Sitting room with patio doors to the garden and sliding doors to dining room
- Kitchen with views over the garden and access to the garage
- Three bedrooms, family bathroom and cloakroom
- Ample built-in storage and wardrobes
- Beautiful gardens to the front and side and private lawned garden to the rear
- Abundant natural light throughout
- Double glazing and electric heating
- Scope for modernisation and personalisation
- Integral garage and driveway parking
- Excellent road links to M6 and Lake District National Park







## HALLWAY

12' 6" x 5' 9" (3.81m x 1.75m)

## SITTING ROOM

14' 4" x 10' 10" (4.38m x 3.31m)

## DINING ROOM

11' 3" x 10' 10" (3.43m x 3.31m)

## KITCHEN

10' 11" x 7' 1" (3.33m x 2.16m)

## CLOAKROOM

5' 10" x 2' 7" (1.79m x 0.78m)

## LANDING

9' 7" x 6' 8" (2.92m x 2.03m)

## BEDROOM

11' 3" x 10' 11" (3.42m x 3.34m)

## BEDROOM

12' 6" x 11' 1" (3.82m x 3.37m)

## BEDROOM

8' 2" x 8' 9" (2.50m x 2.66m)

## BATHROOM

5' 7" x 6' 9" (1.71m x 2.07m)

**SERVICES:** Mains electricity, mains water, mains drainage

**TENURE:** FREEHOLD

**EPC RATING:** TBC

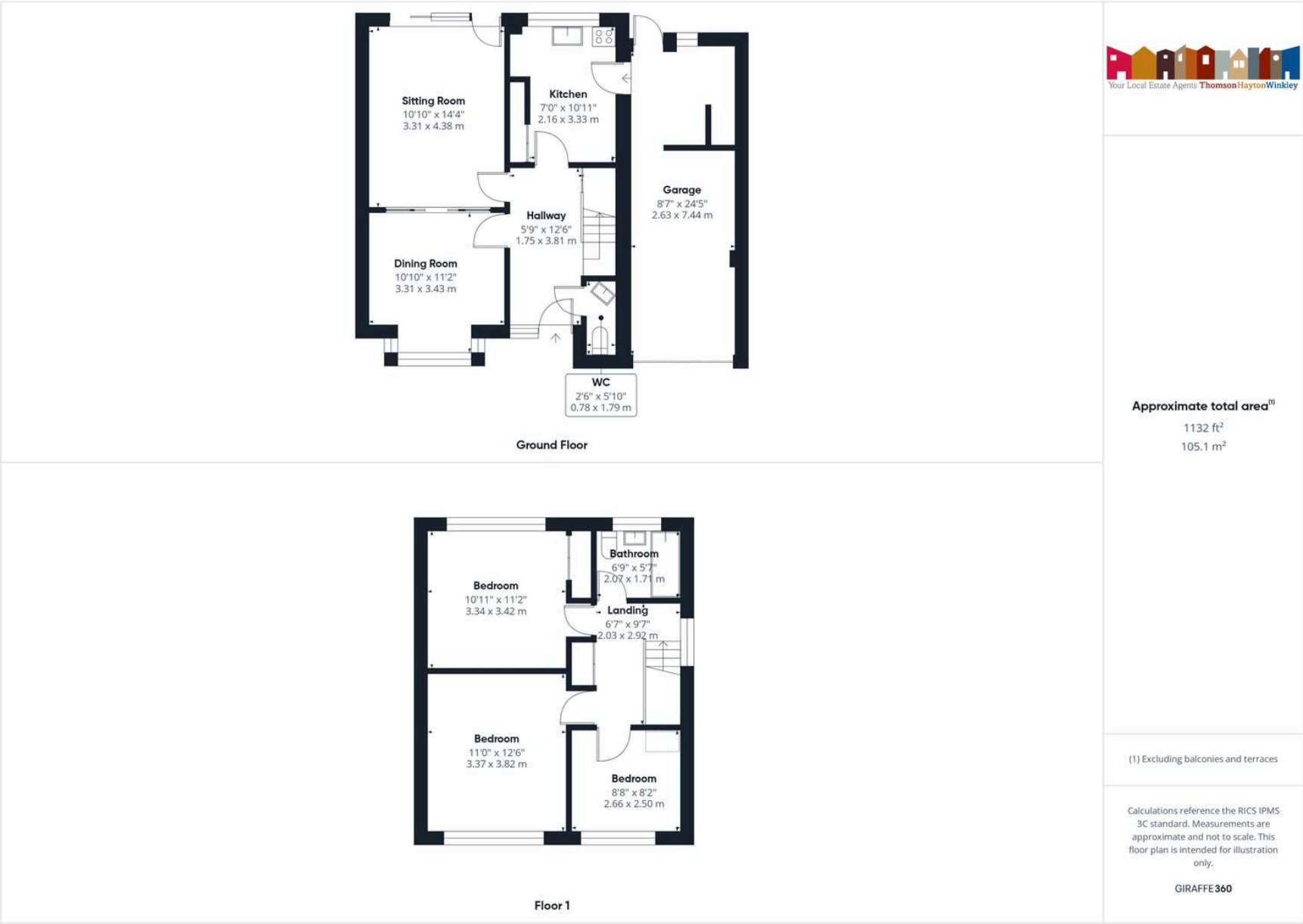
**COUNCIL TAX BAND:** D

**DIRECTIONS:** Follow the A6 Milnthorpe Road south out of the town and after passing Kendal College take the third turning on the left on to Bellingham Road, continue along Bellingham Road and take the right turning on to Helsington Road and number 4 is located on the left.

**WHAT3WORDS:**film.frock.sock

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