



19 Lumley Road, Kendal  
£525,000



## 19 Lumley Road

### Kendal

This attractive detached bungalow is set on a generous plot in a sought-after area of Kendal, offering convenient access to the town's wide range of amenities while also benefiting from excellent road links to the M6 motorway and the wider Lake District National Park. The property combines comfortable single level living with well balanced accommodation, making it well suited to a range of buyers.

The internal layout is both practical and inviting. A modern fitted kitchen provides ample space for everyday living, while the bright and spacious lounge is filled with natural light and features a gas fireplace that creates a warm focal point. A separate dining room with patio doors opens onto the garden, offering an ideal setting for family meals and entertaining. There are two well-proportioned double bedrooms with built in storage, together with a versatile single bedroom that could also serve as a study or hobby room. The accommodation is completed by a spacious four piece family bathroom.

Externally, the property truly stands out with its impressive wrap around gardens, offering a combination of patio seating areas and lawned sections to enjoy throughout the year. The generous driveway provides parking for up to four vehicles and leads to the garage, with the added benefit of a useful external storage cupboard.





- Attractive detached bungalow set on a generous plot in Kendal
- Modern fitted kitchen offering space and practicality for everyday living
- Light filled lounge with large windows and a gas fireplace creating a warm focal point
- Separate dining room with patio doors opening out to the garden, ideal for entertaining
- Two well proportioned double bedrooms with built in storage
- Versatile third bedroom suitable as a single room, study or hobby space
- Spacious four piece family bathroom suite
- Impressive wrap around gardens with patio seating areas and lawned sections
- Substantial driveway providing parking for up to four vehicles, together with a garage and useful external storage cupboard
- Conveniently located with easy access to the M6 motorway and the wider Lake District National Park



**DIRECTIONS:** From the A591, take the exit signposted Kendal (South) and join the A6. Follow the A6 as it continues into Milnthorpe Road. Proceed past Paddock Drive, then take the next left onto Lumley Road. Continue up Lumley Road towards the top of the hill, where number 19 can be found on the right-hand side.

**WHAT3WORDS:** //keys.aura.moment

**SERVICES:**

Mains electric, mains gas, mains water, mains drainage (need to just check)

**EPC RATING:** E

**COUNCIL TAX BAND** currently Band: F

**TENURE:** FREEHOLD

**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.



**PORCH**

5' 10" x 2' 4" (1.79m x 0.71m)

**HALLWAY**

22' 5" x 3' 3" (6.82m x 1.00m)

**LIVING ROOM**

22' 3" x 10' 8" (6.79m x 3.26m)

**DINING ROOM**

10' 0" x 9' 10" (3.06m x 3.00m)

**BEDROOM**

9' 10" x 7' 5" (2.99m x 2.25m)

**BEDROOM**

13' 7" x 9' 11" (4.13m x 3.01m)

**BEDROOM**

12' 0" x 9' 10" (3.67m x 2.99m)

**BATHROOM**

8' 3" x 8' 2" (2.52m x 2.48m)

**KITCHEN**

16' 1" x 8' 5" (4.89m x 2.56m)

**GARAGE**

18' 0" x 13' 10" (5.49m x 4.21m)





## THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • [kendal@thwestateagents.co.uk](mailto:kendal@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)

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