



2 College Mews Stramongate, Kendal
£260,000



2 College Mews Stramongate

Kendal, Kendal

Nestled in the heart of Kendal, this charming mid-terrace home combines classic character with modern comforts. Kendal's bustling town centre, historic streets, and welcoming community make it the perfect base, while excellent transport links, including the train station and the M6, offer easy access to the stunning Lake District.

Arranged over three floors, the property is designed with both style and practicality in mind. The lower ground floor features a spacious master bedroom with an en suite shower room, three handy storage cupboards, and a welcoming entrance hallway, creating a private retreat at the heart of the home.

The first floor is dedicated to living and entertaining, with a bright and airy open plan living and dining area that flows seamlessly into a modern fitted kitchen. This floor provides a warm, sociable space perfect for family gatherings or relaxing evenings.

Upstairs, the second floor houses two generous double bedrooms and a stylish family bathroom. The layout offers an ideal setup for families, giving children or guests their own private space.

Outside, a delightful front yard provides charm and practicality, and the property benefits from one allocated parking space, making life in Kendal both convenient and comfortable.



HALLWAY

BEDROOM

11' 10" x 10' 5" (3.60m x 3.18m)

BEDROOM

7' 6" x 10' 5" (2.29m x 3.17m)

BATHROOM

8' 1" x 5' 4" (2.46m x 1.63m)

LANDING

7' 6" x 5' 11" (2.29m x 1.80m)

KITCHEN

7' 5" x 7' 2" (2.27m x 2.18m)

LIVING ROOM

13' 2" x 16' 8" (4.02m x 5.09m)



BEDROOM

13' 1" x 16' 7" (3.99m x 5.06m)

SHOWER ROOM

4' 10" x 7' 2" (1.47m x 2.18m)

- Beautifully presented three bedroom home arranged over three floors
- Charming stone exterior full of character and kerb appeal
- Finished to a really lovely standard throughout
- Warm, cosy and inviting feel from the moment you step inside
- Three double bedrooms set across the upper floors
- Two stylish bathrooms, including a contemporary shower room en suite and a family bathroom
- Modern fitted kitchen opening into a bright and sociable living dining space
- Delightful front yard, perfect for enjoying a morning coffee
- Allocated parking for one vehicle
- Fantastic location within easy reach of Kendal town centre and train station, with superb access to the M6 and the Lake District National Park

DIRECTIONS: From our office proceed along Sandes Avenue turning right at the traffic lights into Blackhall Road. Pass the bus station on the right and turn left into Stramongate. The entrance to College Mews can be found on the right immediately after the Aga shop.

SERVICES: Mains electric, gas, water and drainage.

EPC RATING: C

COUNCIL TAX BAND currently Band: D

TENURE: FREEHOLD

IDENTIFICATION CHECKS:

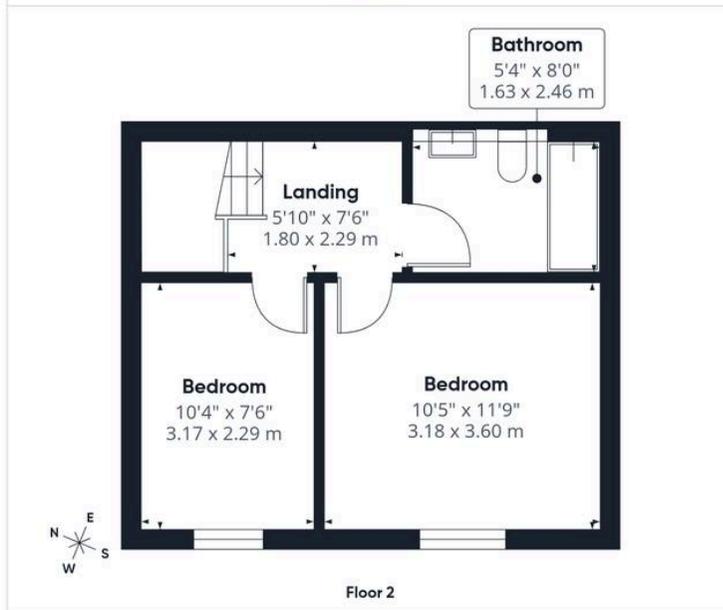
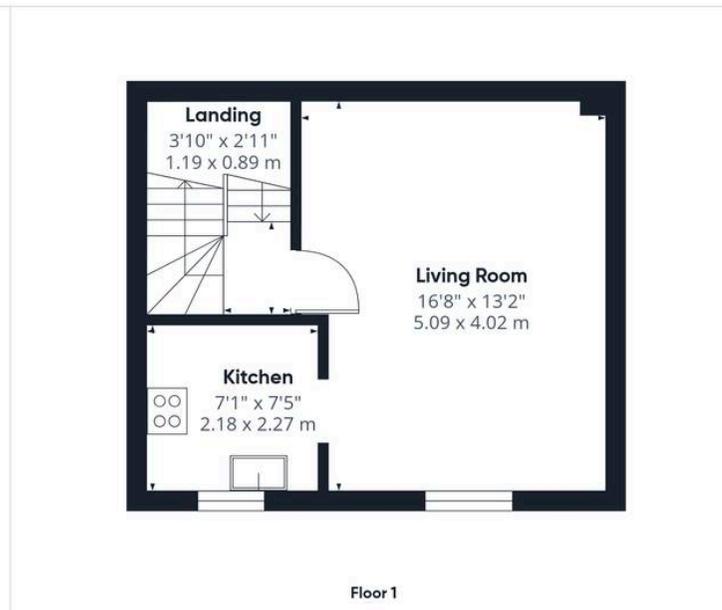
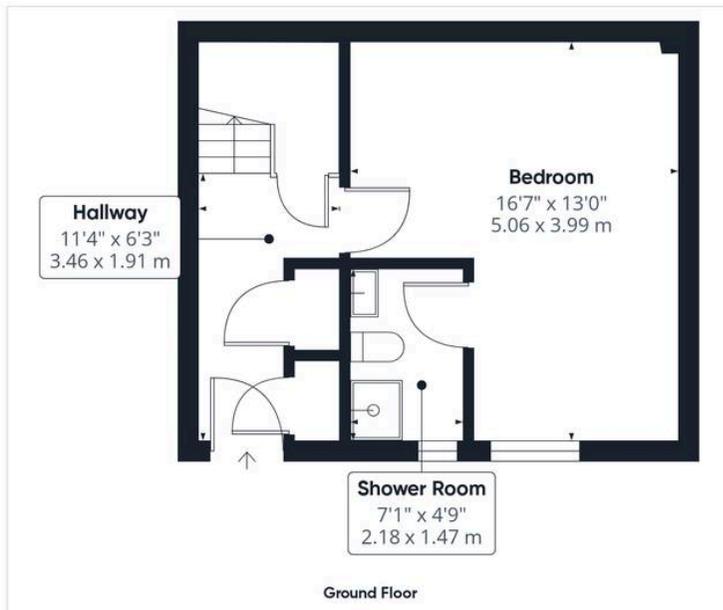
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Approximate total area⁽¹⁾
878 ft²
81.6 m²

(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.

GIRAFFE360

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