



14 Hardknott Gardens, Kendal

£475,000



14 Hardknott Gardens

Kendal

Tucked away within a quiet cul-de-sac in the popular Oxenholme area of Kendal, this detached family home offers spacious accommodation, attractive gardens and excellent potential for updating. Conveniently located within easy reach of Oxenholme railway station, local amenities and road links, the property presents an exciting opportunity for buyers seeking a home they can modernise and personalise to suit their own tastes and requirements.

The accommodation is arranged across two floors and provides well proportioned living space throughout. The sitting room offers a comfortable environment for everyday living and benefits from a fireplace with gas fire, while a separate dining room enjoys patio doors opening onto the rear garden. The dining kitchen provides space for cooking, dining and family life and is complemented by a useful utility room and ground floor WC.

To the first floor, the property offers five bedrooms, including a main bedroom benefitting from en suite facilities and a built in wardrobe. One of the additional bedrooms incorporates a built in study area, adding flexibility for home working or study. A family bathroom serves the remaining accommodation, while the generous layout provides excellent space for growing families.

Externally, the property enjoys gardens to both the front and rear, providing outdoor space for relaxing, gardening and family enjoyment. A driveway provides parking and is complemented by a double garage with electric remote controlled doors, offering excellent practicality and storage.

- Detached family home within a quiet cul-de-sac location
- Conveniently positioned for Oxenholme railway station and local amenities
- Spacious sitting room with fireplace and gas fire
- Separate dining room with patio doors opening to the rear garden
- Generous dining kitchen providing space for cooking, dining and family life
- Utility room and ground floor WC
- Five bedrooms including a principal bedroom with en-suite facilities
- Family bathroom serving the remaining accommodation
- Gardens to the front and rear of the property
- Driveway parking and double garage with electric remote controlled doors

WHAT3WORDS://called.facing.year

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





ENTRY

14' 9" x 6' 4" (4.49m x 1.94m)

LIVING ROOM

16' 5" x 12' 1" (5.00m x 3.68m)

KITCHEN / FAMILY ROOM

20' 7" x 10' 10" (6.28m x 3.29m)

DINING ROOM

10' 11" x 10' 5" (3.34m x 3.17m)

UTILITY ROOM

7' 3" x 6' 4" (2.20m x 1.94m)

WC

6' 5" x 3' 3" (1.95m x 0.99m)

LANDING

17' 2" x 4' 3" (5.23m x 1.30m)

MAIN BEDROOM

15' 3" x 11' 4" (4.65m x 3.46m)

EN SUITE

8' 6" x 4' 9" (2.59m x 1.45m)

BEDROOM

16' 11" x 8' 11" (5.15m x 2.73m)

BEDROOM

11' 0" x 10' 11" (3.35m x 3.32m)

BEDROOM

11' 0" x 8' 11" (3.36m x 2.73m)

BEDROOM

8' 9" x 8' 2" (2.67m x 2.49m)

FAMILY BATHROOM

8' 5" x 7' 10" (2.56m x 2.39m)



GARAGE

16' 5" x 18' 11" (5.00m x 5.77m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING C

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.









THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestestateagents.co.uk • www.thwestestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.