



5 Helsington Laithes, Helsington

£525,000





5 Helsington Laithes

Helsington, Kendal

This attractive three bedroom home is situated in a very special development of individual homes which have been created with thought, care and imagination on the outskirts of the Market Town of Kendal.

Inside this property offers an inviting blend of character, modern finishes, and versatile living spaces. Upon entering, you are greeted by a charming covered entryway with cobblestone flooring and a traditional front door. The spacious layout features a bright open-plan living and dining area perfect for both relaxing and entertaining with friends and family. The living room also provides seamless indoor-outdoor flow with large sliding doors giving direct access to a private garden. The well-appointed kitchen boasts modern units and ample countertop space and storage. On this floor there is also the added convenience of an additional WC. Upstairs, the three bedrooms exude warmth and comfort, with features such as exposed wooden beams and large windows that ensure every room is bright and inviting. The mezzanine level, complete with vaulted ceiling and skylight, provides additional flexible space suitable for a reading nook, home office or studio. The two bathrooms offer a choice of a classic bath-tub with shower or a spacious walk-in shower.

The private garden is a standout feature, offering mature trees, vibrant planting, and a charming stone patio. The property enjoys the benefit of a well maintained communal garden comprising lawns and herbaceous borders. The communal area is maintained by Helsington Laithes Management Co. Ltd. The property further benefits from a spacious parking area with multiple spaces and a rustic stone-built garage, providing both practicality and kerb appeal.

This distinctive property offers an exceptional lifestyle opportunity within a truly beautiful setting.

- Modern and unique house within a highly sought after and peaceful development
- Three good sized bedrooms one with the benefit of an en-suite
- Spacious, light filled sitting room offering plenty of room for relaxing and entertaining
- Mezzanine level ideally suited for a home studio/office
- Three piece family bathroom and en-suite to the main bedroom and additional separate WC
- Private garden with patio area
- Garden access via sliding doors
- Charming stone exterior
- Modern kitchen with ample storage
- Garage and private parking, providing practicality and security
- Excellent access to the M6 motorway and Lake District National Park

Location: Leaving the A591 at Kendal South onto the Milnthorpe Road you will within a few yards of leaving the bypass see the entrance drive to Helsington Laithes development on your left. Turn into the drive and right over the stone bridge, the garage belonging to number 5 can then be found on your left hand side.

Council Tax band Currently- E EPC Energy Efficiency Rating: C

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.





HALLWAY

10' 1" x 4' 0" (3.07m x 1.21m)

KITCHEN

13' 3" x 11' 5" (4.05m x 3.49m)

HALLWAY

12' 4" x 10' 2" (3.75m x 3.09m)

WC

7' 2" x 2' 6" (2.18m x 0.76m)

LIVING ROOM

17' 9" x 13' 2" (5.40m x 4.02m)

LANDING

6' 6" x 6' 2" (1.98m x 1.89m)

BEDROOM

14' 0" x 12' 0" (4.27m x 3.66m)

EN-SUITE

7' 6" x 3' 11" (2.29m x 1.19m)

BEDROOM

13' 5" x 8' 9" (4.10m x 2.66m)

BEDROOM

13' 7" x 8' 10" (4.15m x 2.68m)

BATHROOM

7' 8" x 5' 6" (2.33m x 1.67m)

OFFICE/STUDY

14' 1" x 11' 9" (4.29m x 3.57m)

SERVICES

Mains electricity, mains water, mains gas and the estate has it's own sewerage system adopted by United utilities.







THW Estate Agents

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