



3 Kent Lea, Kendal  
£400,000



## 3 Kent Lea

### Kendal

Occupying a peaceful position within a well regarded area of Kendal, this detached true bungalow offers spacious accommodation, attractive gardens and excellent practicality. Well presented throughout and ready to move into, the property provides an exciting opportunity for buyers seeking a home they can enjoy immediately whilst also offering scope for modernisation over time.

The accommodation is arranged across a single level and offers generously proportioned living space throughout. A bright and spacious sitting room provides an inviting environment for everyday living. The kitchen is arranged with an adjoining dining area, creating a practical and sociable space at the heart of the home. A sun room provides a welcoming entrance and additional reception space.

The bungalow offers three bedrooms, including a principal bedroom benefitting from en suite facilities. A shower room serves the remaining accommodation, while the layout provides comfortable and adaptable living space suited to a variety of buyers.

Externally, the property enjoys attractive gardens with established planting, a pond and a variety of seating areas creating an appealing outdoor environment. A garage with adjoining utility room provides excellent practicality and storage, whilst driveway parking adds further convenience. Solar panels have also been installed, contributing to the property's overall efficiency. Combining spacious accommodation, attractive outdoor space and exciting potential for modernisation, this is a superb opportunity to acquire a detached bungalow within a peaceful yet convenient location.

EPC Rating D. Council tax currently D.

Council Tax band: D

## SUN ROOM

13' 7" x 5' 8" (4.14m x 1.73m)

## KITCHEN

8' 8" x 6' 9" (2.63m x 2.05m)

## DINING ROOM

19' 1" x 10' 6" (5.82m x 3.20m)

## LIVING ROOM

19' 3" x 11' 10" (5.87m x 3.60m)

## HALLWAY

14' 0" x 2' 9" (4.26m x 0.83m)

## BEDROOM

10' 4" x 12' 10" (3.15m x 3.91m)

## EN SUITE

10' 3" x 6' 0" (3.13m x 1.84m)

## BEDROOM

11' 6" x 8' 6" (3.51m x 2.58m)

## BEDROOM

10' 11" x 8' 4" (3.33m x 2.55m)

## SHOWER ROOM

5' 7" x 5' 5" (1.71m x 1.65m)

## UTILITY ROOM

9' 3" x 8' 6" (2.83m x 2.60m)

## SERVICES

Mains electric, mains gas, mains water, mains drainage

## EPC RATING D

COUNCIL TAX BAND currently Band D

## 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 by contacting the Anti-Money Laundering Reporting Officer (AMLO) at the property.





**GARDEN**

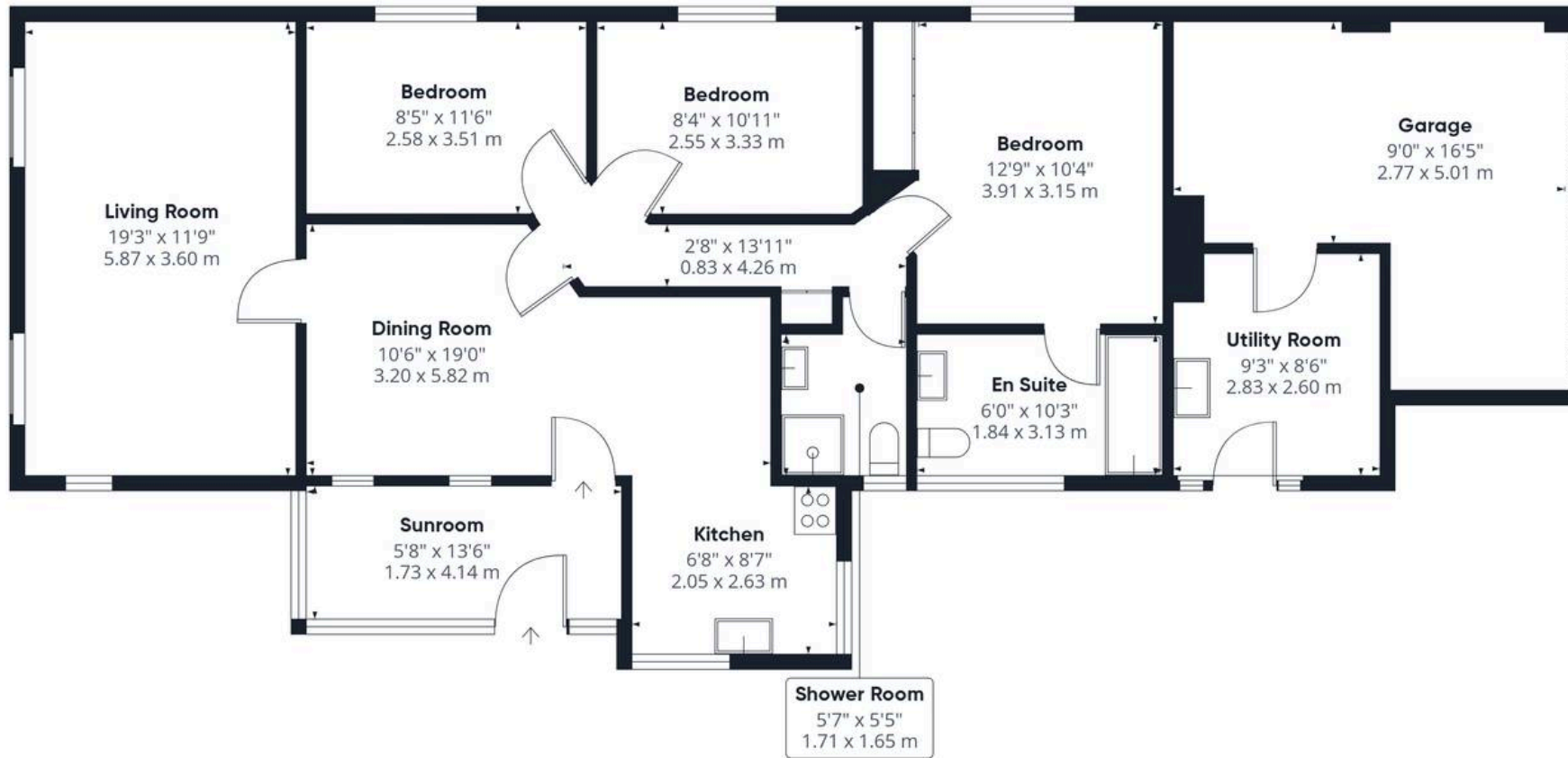
**GARAGE**

Single Garage

**OFF STREET**

1 Parking Space





Approximate total area<sup>(1)</sup>

1291 ft<sup>2</sup>

119.8 m<sup>2</sup>

(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.

GIRAFFE 360





## THW Estate Agents

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