



62 Windermere Road, Kendal
£350,000



62 Windermere Road

Kendal

Occupying a popular position on Windermere Road, this spacious semi-detached family home offers well proportioned accommodation, attractive gardens and a convenient location within easy reach of Kendal town centre, local schools and everyday amenities. Having been a much-loved family home for many years, the property provides a wonderful opportunity for its next owners.

The accommodation includes a bright and welcoming sitting room featuring an open fire, creating an attractive focal point within the home. A separate dining room enjoys direct access to the rear garden via patio doors, whilst the modern fitted kitchen benefits from a useful pantry and further access to the outdoor space. An external utility room and WC add further practicality.

To the first floor, there are three double bedrooms and a contemporary family bathroom. A staircase from the principal bedroom leads to a useful attic room, providing flexible additional space suited to a variety of uses.

Externally, the property enjoys attractive gardens to both the front and rear. The rear garden incorporates a lawn and patio seating area, creating a pleasant environment for relaxing, entertaining and family enjoyment. A useful garden shed provides additional storage, whilst the external utility room and WC add further practicality. Beyond the garden, parking is available to the rear of the property.

Combining character features, practical family accommodation and a highly convenient location, this is an excellent opportunity to acquire a home within one of Kendal's established residential areas.

- Spacious semi-detached family home
- Bright and welcoming sitting room with open fire
- Modern fitted kitchen with useful pantry
- Dining room with direct access to the garden
- Three double bedrooms
- Contemporary family bathroom
- Useful attic room offering flexible additional space
- Attractive rear garden with lawn and patio seating area
- External utility room, WC and garden shed
- Popular Windermere Road location close to Kendal town centre, schools and amenities

WHAT3WORDS:///curry.worlds.response

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G





ENTRY

18' 8" x 3' 8" (5.70m x 1.13m)

LIVING ROOM

12' 5" x 12' 2" (3.79m x 3.71m)

DINING ROOM

12' 0" x 12' 0" (3.67m x 3.67m)

KITCHEN

15' 1" x 6' 11" (4.59m x 2.12m)

PANTRY

15' 1" x 6' 11" (4.59m x 2.12m)

UTILITY / WC

7' 2" x 6' 0" (2.18m x 1.83m)

LANDING

9' 3" x 7' 9" (2.82m x 2.36m)

BEDROOM

12' 0" x 11' 11" (3.67m x 3.64m)

BEDROOM

12' 4" x 8' 4" (3.77m x 2.53m)

BEDROOM

9' 3" x 8' 4" (2.83m x 2.53m)

BATHROOM

8' 8" x 4' 8" (2.65m x 1.41m)

ATTIC ROOM

16' 7" x 16' 2" (5.05m x 4.92m)



SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band D

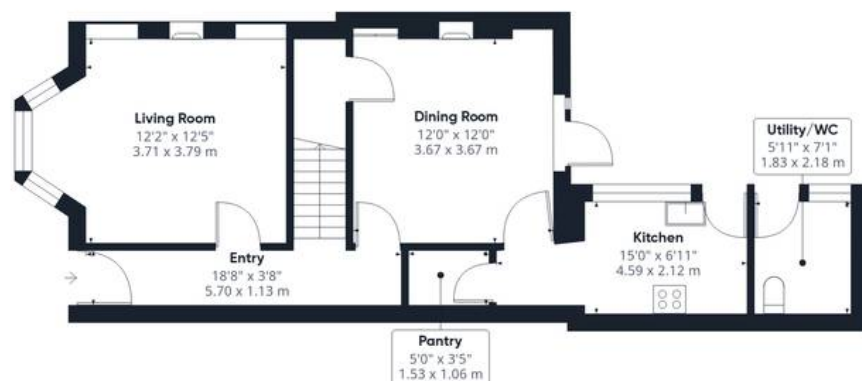
TENURE: FREEHOLD

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Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

1262 ft²

117.2 m²

Reduced headroom

139 ft²

12.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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