



12 Castle Circle, Kendal
£350,000



12 Castle Circle

Kendal

Situated within a popular residential area of Kendal, this attractive stone built semi detached home enjoys a highly convenient location close to Kendal Castle, Castle Stores and the town centre. Offering beautifully presented accommodation throughout, together with a private garden, garage and driveway parking, the property is ideally suited to a range of purchasers seeking a home that is ready to move straight into.

The accommodation is bright, welcoming and well maintained throughout. The spacious living room provides a comfortable place to relax and features a fireplace which creates an attractive focal point to the room. To the rear of the property, the modern fitted kitchen enjoys a range of integrated appliances together with ample storage and workspace, creating a practical yet stylish environment for everyday living. Direct access to the garden further enhances the connection between the indoor and outdoor spaces.

A useful utility room provides additional practicality and storage, whilst a ground floor WC and internal access into the garage add further convenience.

To the first floor are two well proportioned double bedrooms. One benefits from fitted wardrobes, whilst the second enjoys the added advantage of a walk in wardrobe area. The contemporary family bathroom is fitted with a modern suite including a bath with overhead shower.

A staircase rises to the attic room, which benefits from a Velux window and offers a bright and versatile space. Whilst not formally classified as a bedroom, it lends itself perfectly to use as a study, hobby room, occasional guest space or home office.

Externally, the property continues to impress. The rear garden combines a lawned area with a patio seating space, creating an ideal setting for outdoor dining, entertaining or simply enjoying the warmer months. To the front, driveway parking and an

ENTRY

4' 8" x 3' 8" (1.43m x 1.12m)

LIVING ROOM

15' 1" x 12' 10" (4.59m x 3.90m)

KITCHEN

16' 4" x 7' 8" (4.99m x 2.34m)

UTILITY ROOM

5' 6" x 4' 9" (1.67m x 1.44m)

WC

LANDING

5' 5" x 3' 6" (1.65m x 1.07m)

BEDROOM

12' 3" x 9' 5" (3.74m x 2.87m)

WARDROBE

5' 9" x 4' 11" (1.75m x 1.49m)

BEDROOM

11' 5" x 8' 8" (3.48m x 2.65m)

BATHROOM

8' 8" x 8' 1" (2.64m x 2.46m)

ATTIC ROOM

12' 5" x 11' 0" (3.78m x 3.36m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

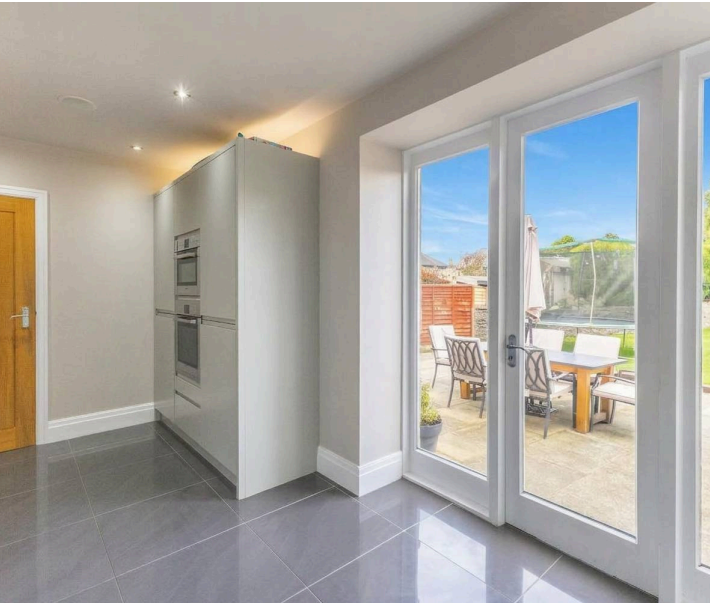
EPC RATING TBC

COUNCIL TAX BAND currently Band 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 (AMLR) which requires us to ensure that we are dealing with individuals who are not involved in money laundering. We will provide a link to our identification check form to the purchaser(s) once an offer has been accepted.





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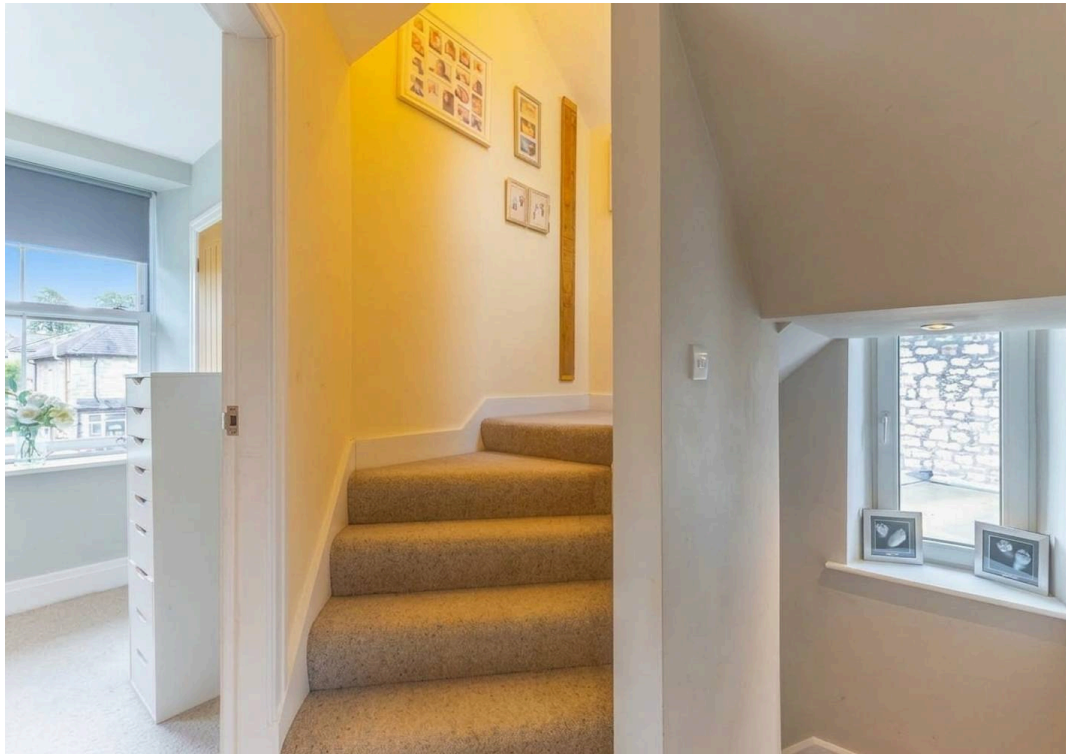
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FRONT GARDEN

REAR GARDEN

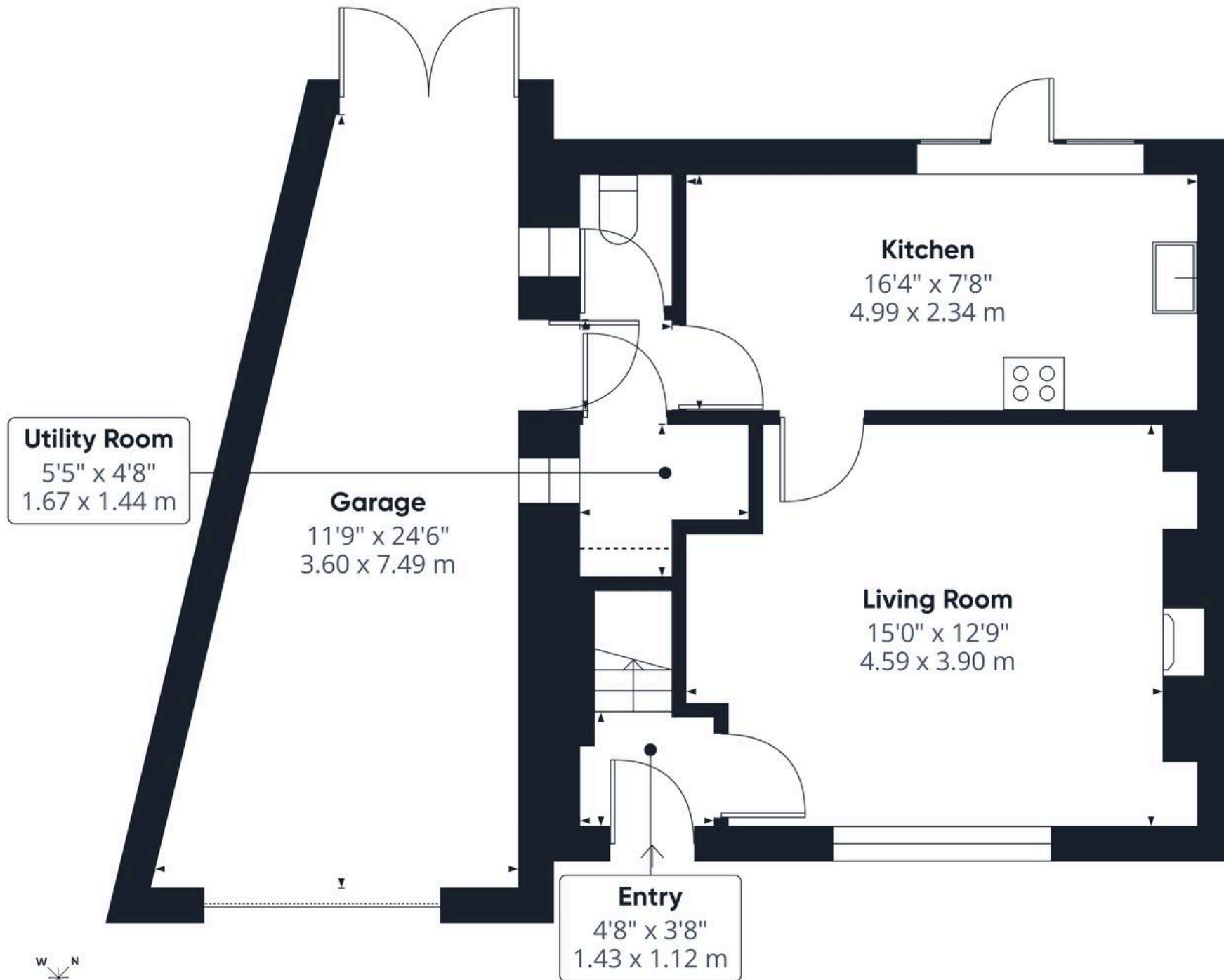
DRIVEWAY

1 Parking Space

ON STREET

2 Parking Spaces





Approximate total area⁽¹⁾

621 ft²

57.6 m²

Reduced headroom

2 ft²

0.2 m²

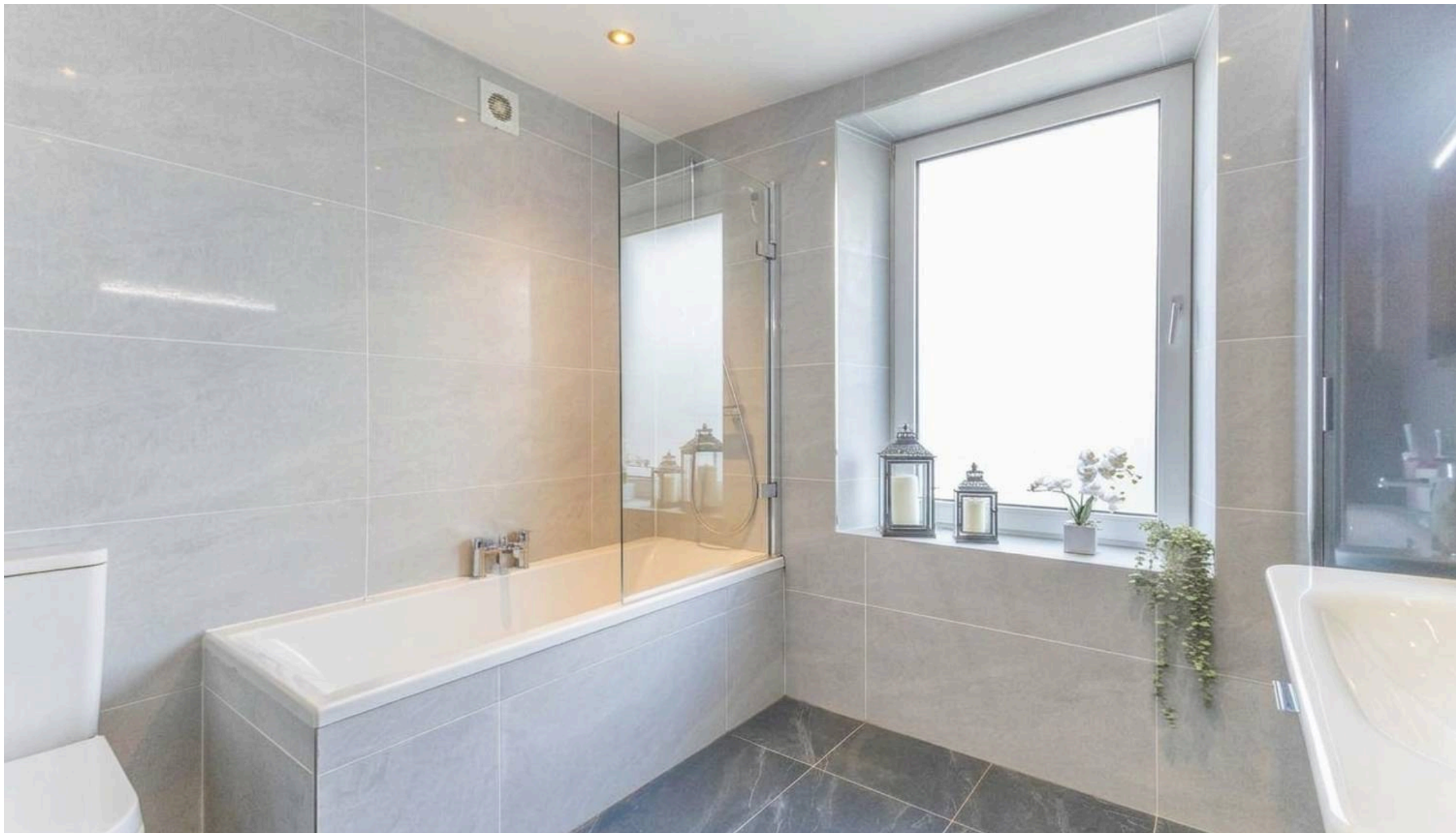
(1) Excluding balconies and terraces

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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