

Box Burrow Entry Lane, Kendal – LA9 4NQ

Kendal

Guide Price £350,000

Box Burrow Entry Lane

Kendal, Cumbria

Presenting an exceptional opportunity to acquire a meticulously designed and thoughtfully crafted 2-bedroom detached house, perfectly situated in the heart of a bustling town centre, this property offers a unique blend of privacy and convenience. Unobtrusively tucked away from the main thoroughfare, yet within easy reach of a plethora of amenities and transport links, this residence redefines modern urban living.

Upon entering, you will be immediately captivated by the impressive open plan design that flows effortlessly throughout the ground floor, seamlessly integrating the living, dining and kitchen areas. Abundant natural light floods the interior, enhancing the sense of space and airiness, creating the perfect setting for both intimate gatherings and lavish soirees alike.

Ascending to the first floor, one is greeted by a galleried open-plan master bedroom that exudes contemporary elegance. This space incorporates a lounge, dressing room, office area and ensuite providing a versatile and multi-functional environment that caters to the demands of modern living.

The ground floor bedroom, complete with a Jack and Jill bathroom, provides a retreat of tranquillity and comfort, ideal for guests or family members. Finished to an impeccable standard, the residence boasts premium fixtures and fittings, underfloor heating, and a utility room.



Outside, a private and versatile garden offers a serene oasis for outdoor enjoyment and relaxation. Whether for morning coffee or al-fresco dining under the stars, this secluded space allows for endless possibilities.

In conclusion, this property presents a rare opportunity to own a contemporary masterpiece that harmoniously blends design, functionality, and location. Impeccably finished and meticulously maintained this is one not to be missed!

Open plan lounge/dining room and kitchen

A fabulous open plan space with lots of light and a ceramic tiled floor throughout

Utility Room

Sink, plumbing for a washing machine, range of built-in storage cupboards. Valliant boiler. Hot water storage cylinder and expansion tank.

Bedroom 2

Generous double with Jack and Jill bathroom

Jack and Jill bathroom

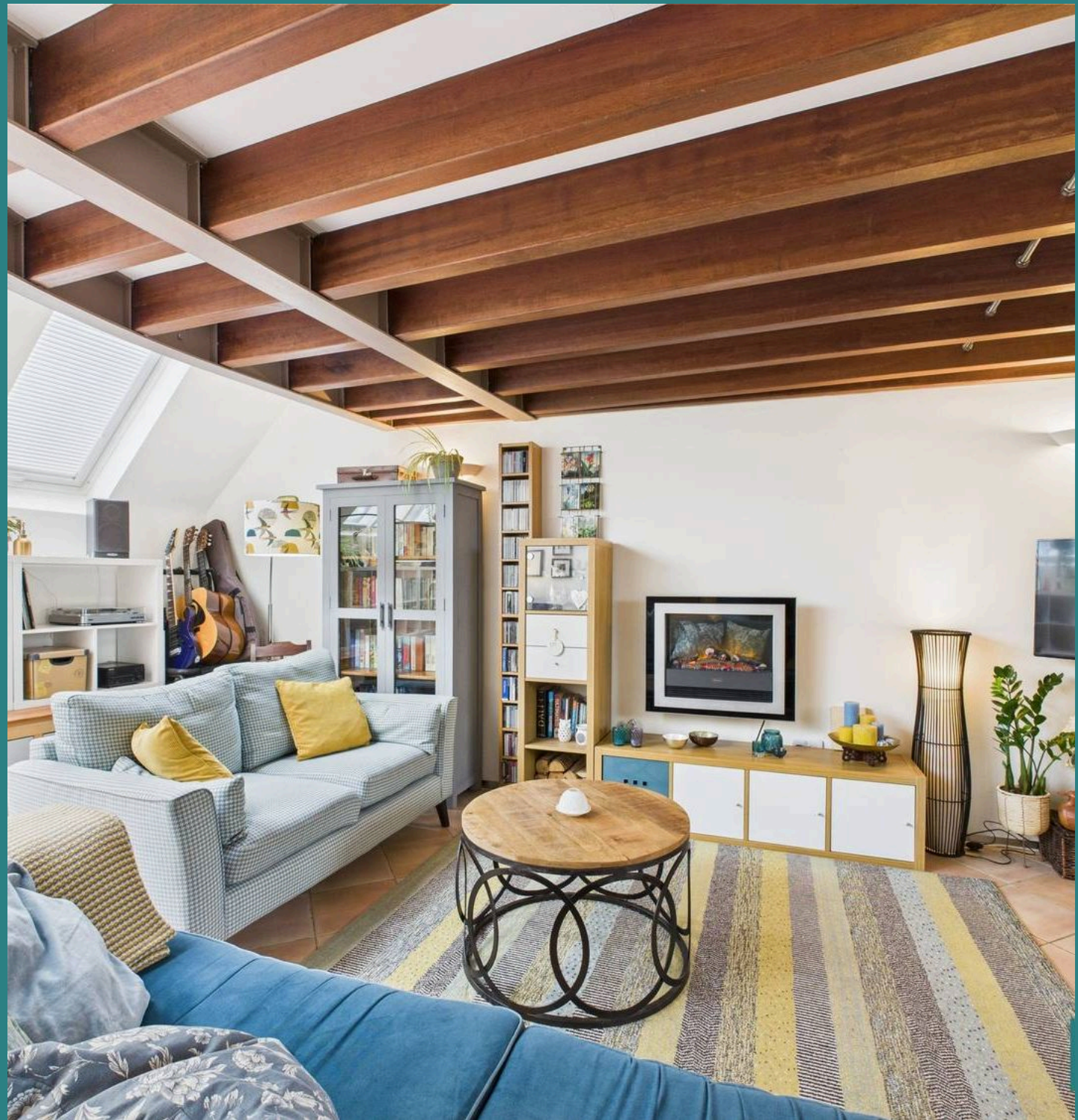
A versatile bathroom accommodating the lounge and 2nd bedroom

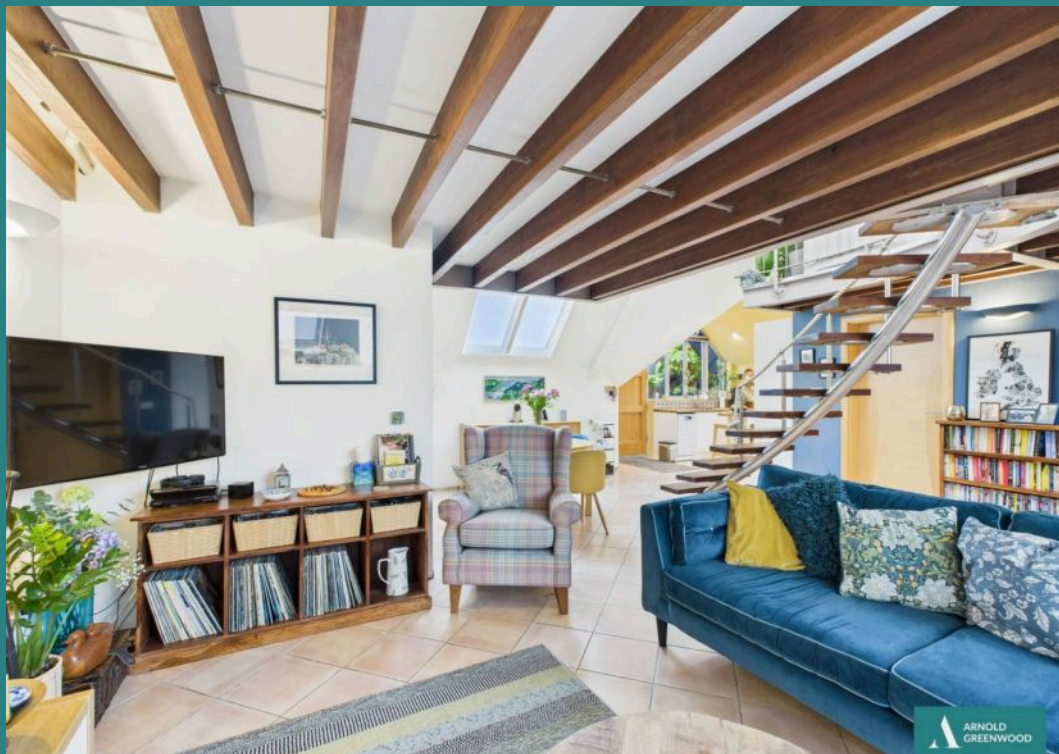
1st floor open plan bedroom

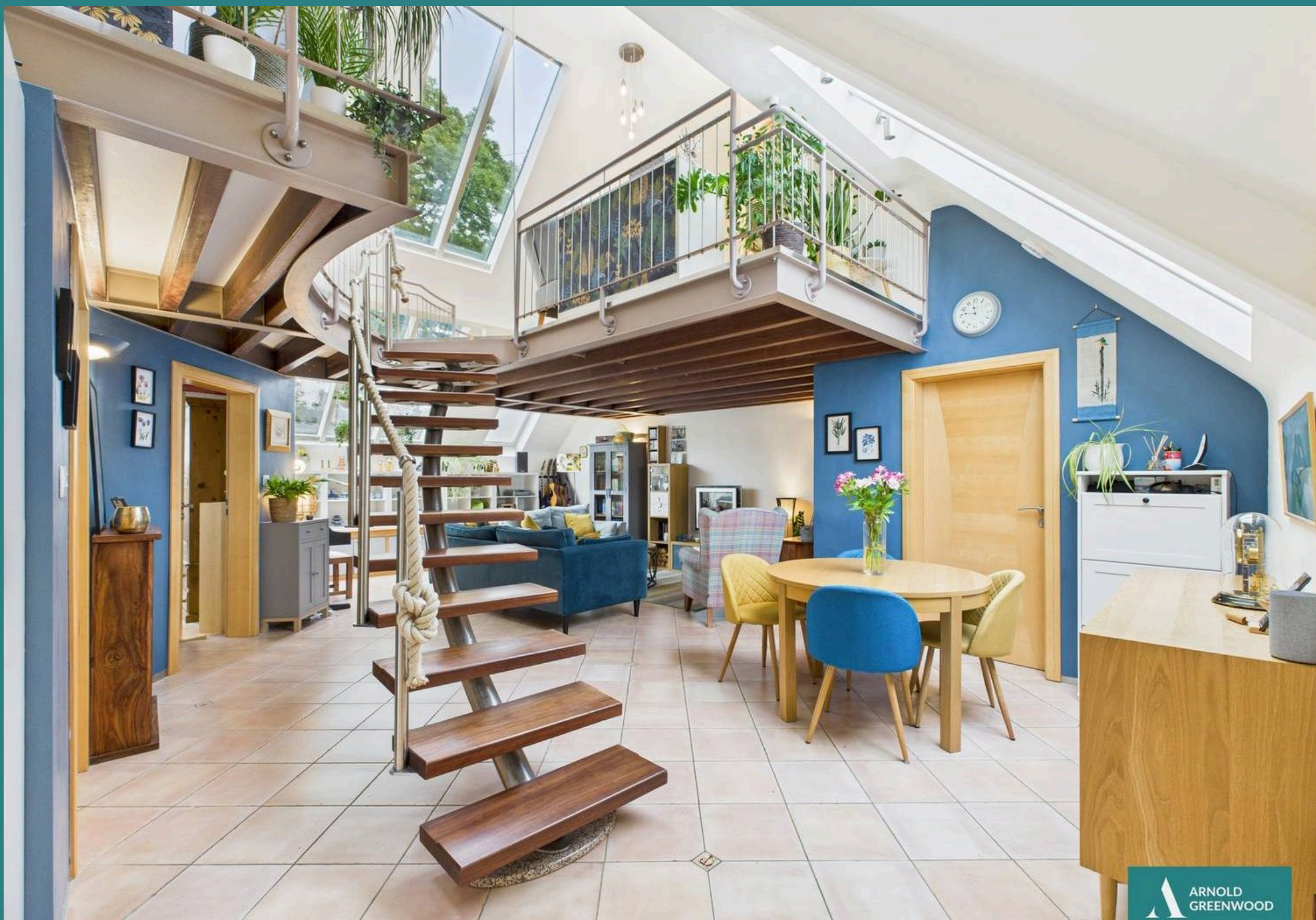
A large airy bedroom with space for a dressing room/office etc. There is Maple wood flooring throughout

En-Suite

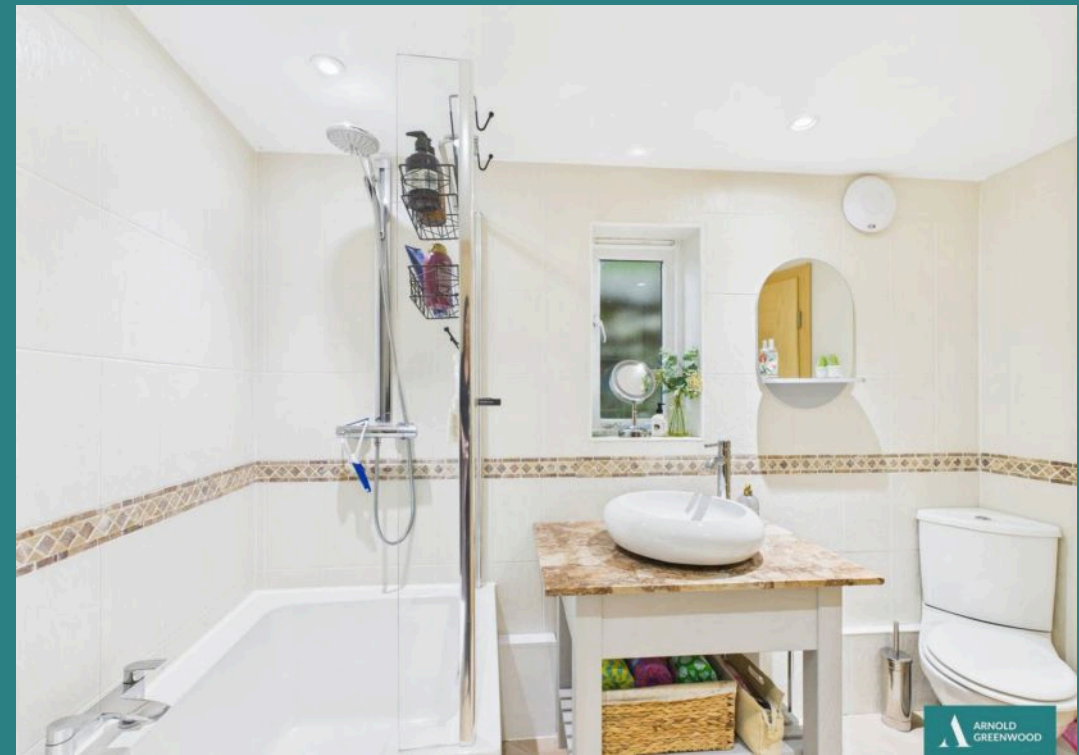
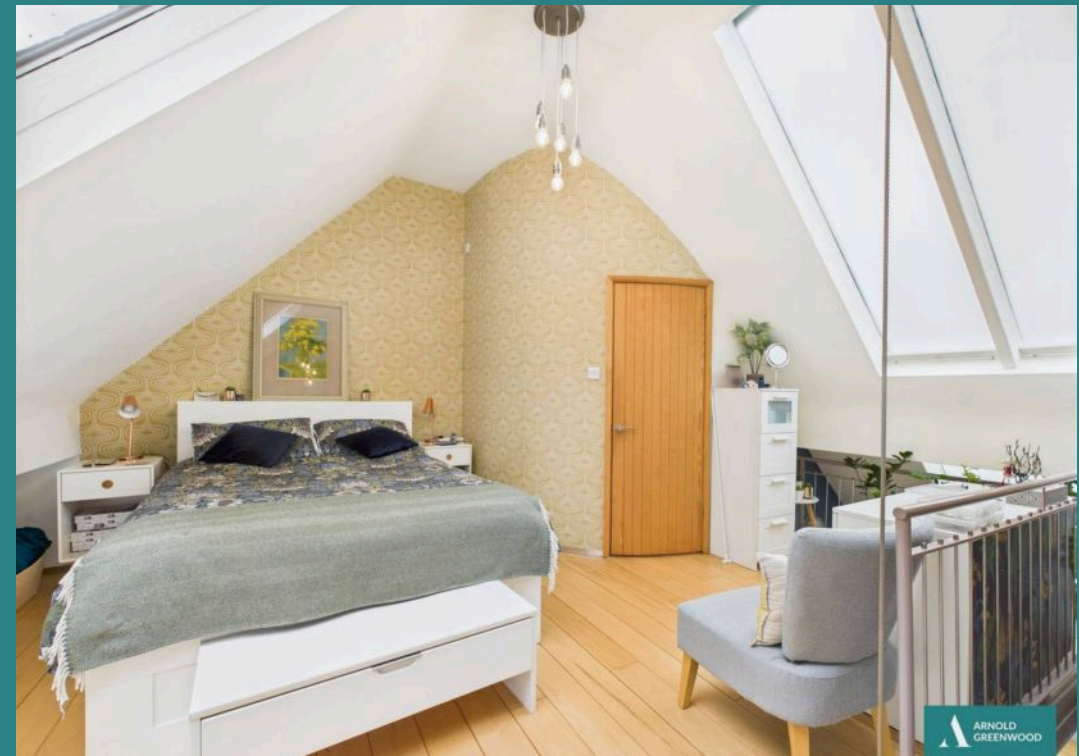
Shower room with shower cubicle, WC and wash hand basin











GARDEN

A private and secure terraced garden with slate chippings and stone flagged pathways along with a shed.

On street

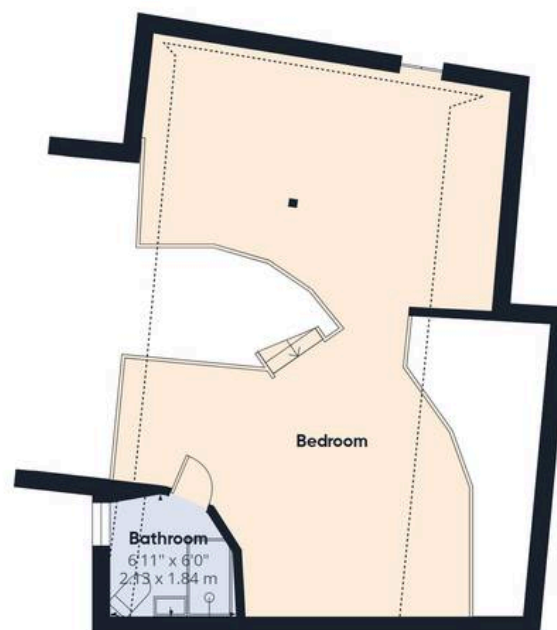
Parking permits are available from South Lakeland District Council for parking on adjacent Low Fellside.

EPC Energy Rating: C





Ground Floor



Floor 1

Approximate total area⁽¹⁾

856 ft²

79.4 m²

Reduced headroom

27 ft²

2.5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C



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