



ARNOLD  
GREENWOOD

15 Lound Street, Kendal – LA9 7EA

Kendal

£239,000



# 15 Lound Street

Kendal, Cumbria

Nestled in a sought-after location, this charming two-bedroom mid-terraced period property offers a wonderful opportunity to acquire a characterful home with additional converted attic rooms. A welcoming living room provides a comfortable space to unwind. The kitchen is a convenient hub and a rear porch adds a touch of versatility, ideal for storage. The first floor accommodates two bedrooms and a family bathroom. Stairs lead to the attic rooms providing additional space that can be utilised as extra bedrooms, a home office, or a hobby room, catering to a variety of needs. Outside is an outbuilding within an enclosed private yard with plenty of room for garden furniture and flowering pots. This property is offered for sale with No Chain.

Travel out of town along Aynam Road; continue onto Lound Road. Turn left onto Lound Street and the property is located on the left hand side. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E









**ENTRANCE HALL**

13' 6" x 3' 5" (4.11m x 1.03m)

Doors lead to Lounge and Kitchen, stairs to the first floor.

**LIVING ROOM**

10' 2" x 11' 0" (3.11m x 3.35m)

Coal effect gas fire, window to the front aspect.

**KITCHEN**

11' 10" x 13' 11" (3.61m x 4.24m)

Range of wall and floor units, stainless steel sink and space and plumbing for a washing machine. Indesit oven and 4 burner gas hob, large understairs cupboard and door to the rear porch.

**REAR PORCH**

3' 1" x 7' 5" (0.95m x 2.27m)

Rear porch, handy for coats and shoes.

**LANDING**

5' 9" x 4' 0" (1.76m x 1.22m)

First floor landing with doors leading to bedrooms 1 and 2, door to bathroom and stairs to 2nd floor landing.

**BEDROOM 1**

10' 2" x 13' 11" (3.11m x 4.23m)

Two windows to the front aspect, built in cupboard.

**BEDROOM 2**

8' 11" x 7' 10" (2.71m x 2.40m)

A smaller room with a large built in wardrobe under the stairs and a window to the rear aspect.

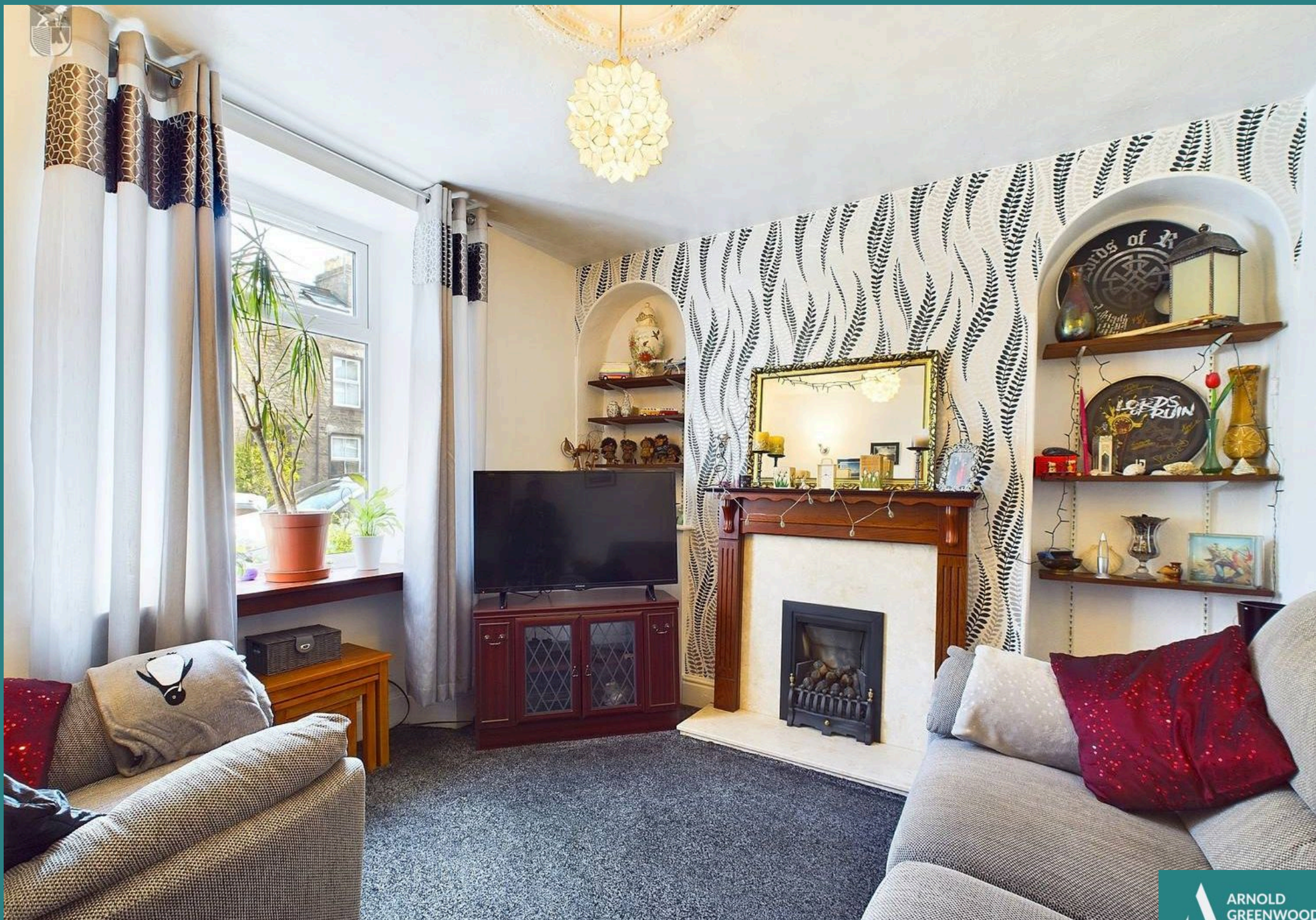
**BATHROOM**

6' 0" x 5' 8" (1.82m x 1.72m)

Bathroom with shower over, WC and wash hand basin.









**SECOND FLOOR LANDING**

2' 6" x 3' 3" (0.75m x 0.98m)

Access to the attic rooms.

**ATTIC ROOM 1**

10' 6" x 13' 11" (3.20m x 4.24m)

Attic room currently used as a bedroom with velux window and large walk in wardrobe.

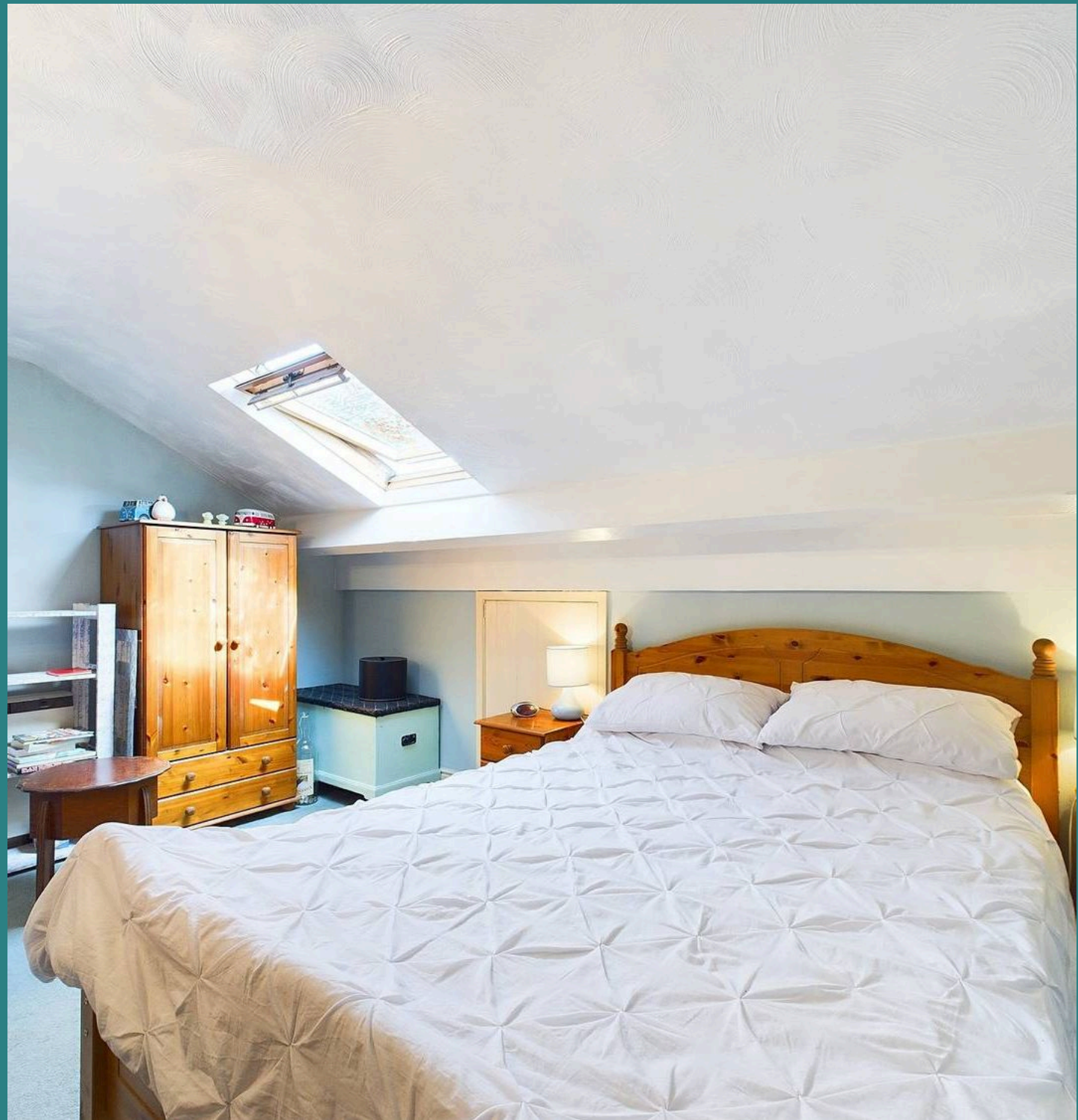
**ATTIC ROOM 2**

8' 10" x 13' 11" (2.68m x 4.24m)

Further attic room that houses the boiler and is currently used for storage, velux window.

**SERVICES**

Mains Water and Drainage, Gas Central Heating.



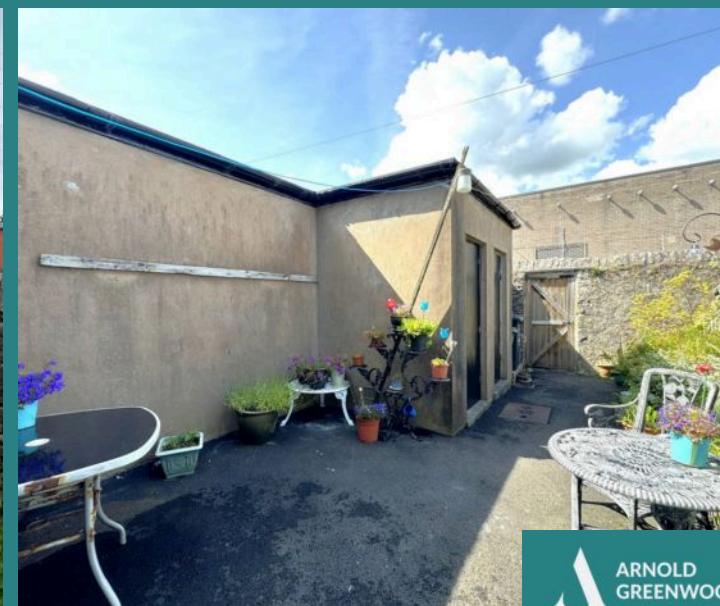


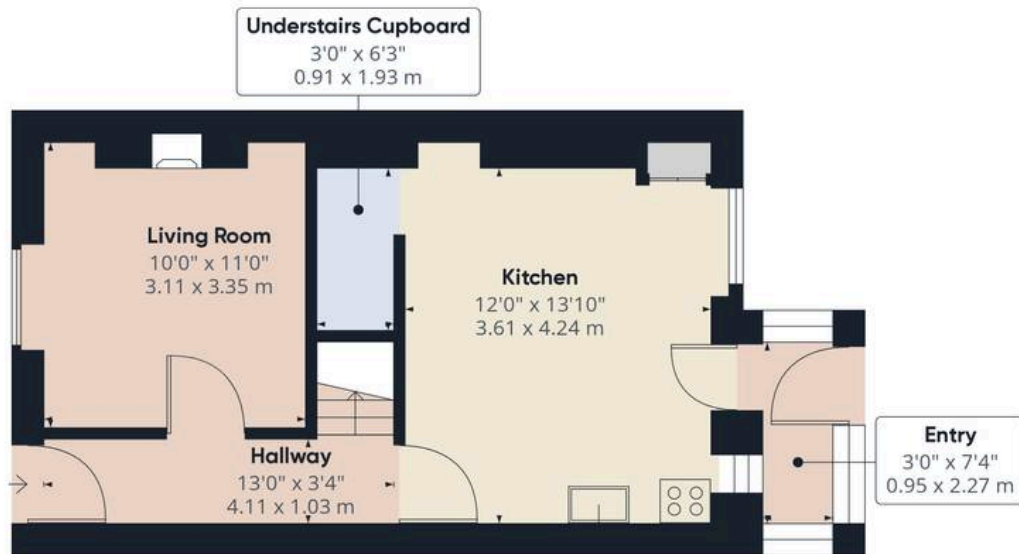
## GARDEN

To the front of the property is gated access to the front garden with flagged seating area and on street parking. To the rear is an enclosed private yard with raised beds and plenty of room for alfresco dining. There is a handy outbuilding and a gate to the back access lane.

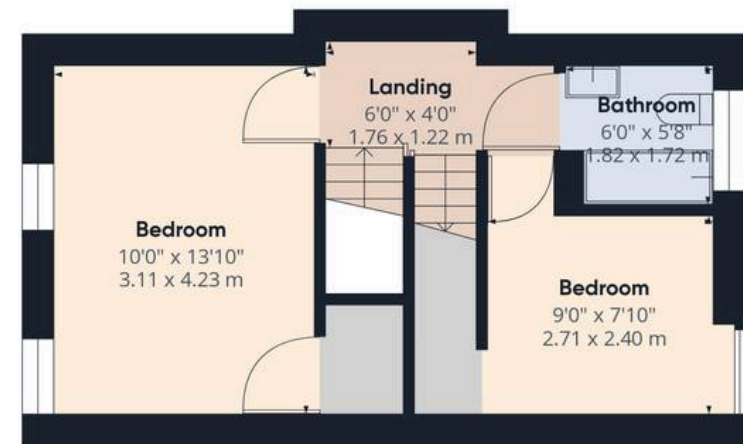
## ON STREET

1 Parking Space

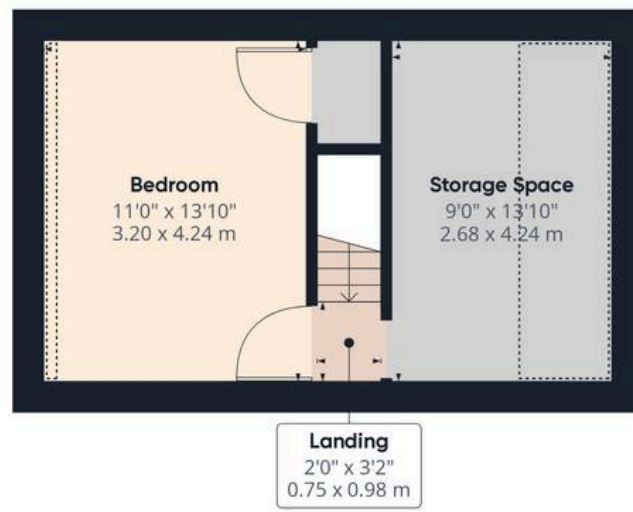




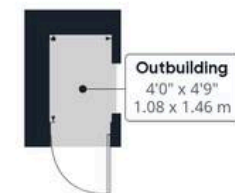
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2





## Arnold Greenwood Estate Agents

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