

12 Middle Lane, Kendal – LA9 4NR

Kendal

Guide Price £145,000

12 Middle Lane

Kendal, Cumbria

Situated in a conservation area this elevated spacious 2-bedroom maisonette offers breathtaking views. The property boasts large windows that flood the rooms with natural light, creating a warm and inviting atmosphere. Enjoy unrivalled views over Kendal towards the Castle, Benson Knott and Whinfell, providing a picturesque backdrop to daily life. Situated in a convenient location near the town centre. Residents can take advantage of on-street permit parking, furthermore, being located within a conservation area adds to the charm and character of the surrounding area. This leasehold property is in council tax band A and with no onward chain.

Energy Efficiency Rating: C





Kitchen

8' 2" x 12' 11" (2.50m x 3.94m)

Lounge

17' 4" x 9' 7" (5.28m x 2.92m)

Landing

6' 0" x 3' 4" (1.84m x 1.02m)

Cupboard

2' 5" x 6' 4" (0.74m x 1.92m)

Landing

6' 0" x 9' 0" (1.84m x 2.75m)

Bedroom 1

10' 11" x 13' 0" (3.34m x 3.97m)

Bedroom 2

14' 10" x 9' 7" (4.51m x 2.93m)

Bathroom

5' 8" x 5' 9" (1.72m x 1.74m)

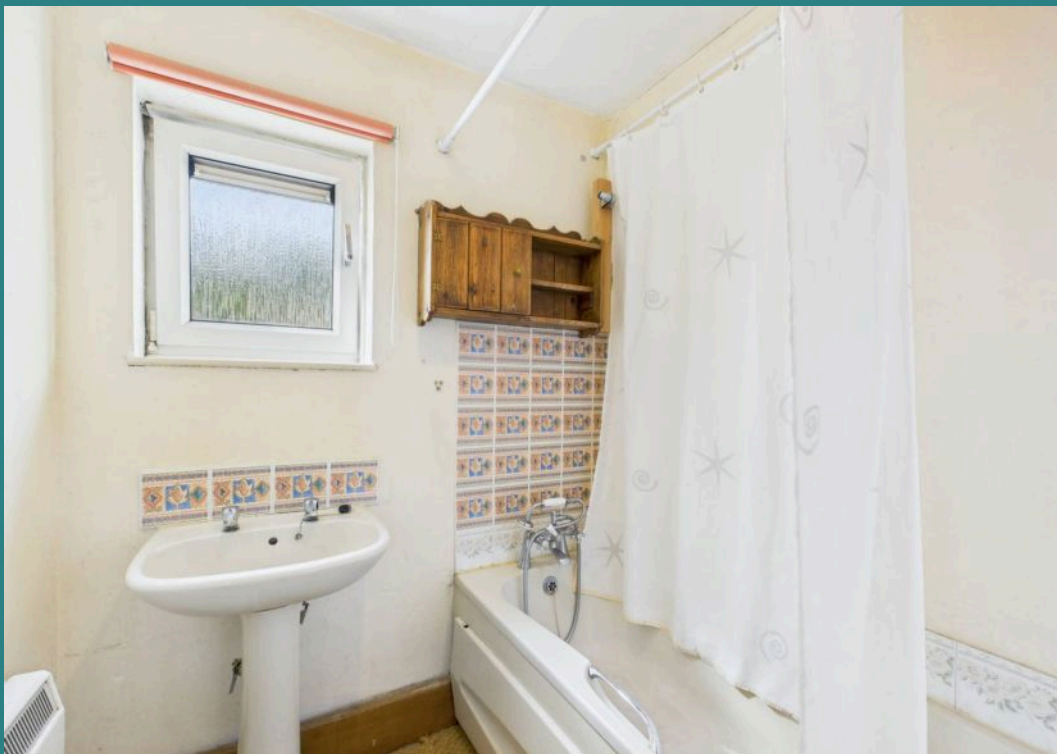
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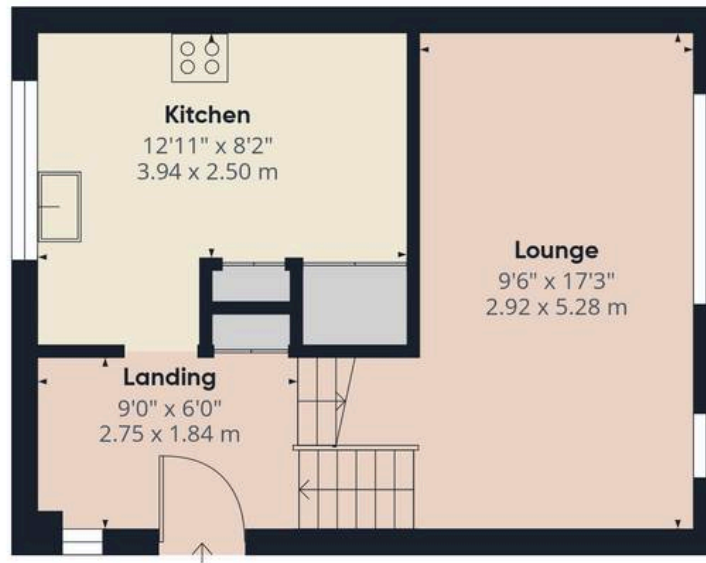
Communal drying area and a private external store.

2' 5" x 5' 9" (0.74m x 1.75m)

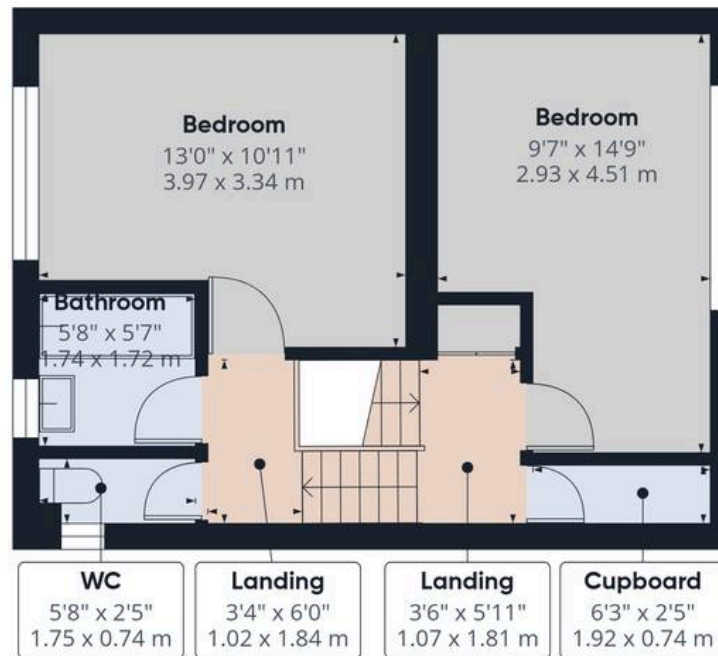
On street







Ground Floor



Floor 1

Approximate total area⁽¹⁾

758 ft²

70.4 m²

Reduced headroom

1 ft²

0.1 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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