



ARNOLD
GREENWOOD

41 Sandylands Road, Kendal

Kendal

Guide Price £250,000

Enhanced with AI by STREET

41 Sandylands Road

Kendal, Kendal

This impressive three-bedroom, one-bathroom semi-detached house offers a thoughtfully designed layout that caters to modern living. The property has been extensively renovated by the current owner and features a spacious and bright reception room, modern lighting fixtures, and fresh neutral decor with new carpeting, creating an inviting atmosphere ready for personalisation. The heart of this home is the contemporary kitchen, boasting sleek, glossy units and integrated appliances (including an oven). Contemporary flooring flow throughout, while ample natural light pours in and a garden access door. A dedicated utility area provides additional functionality, perfect for laundry needs. Upstairs, the bedrooms are all generously proportioned, featuring neutral decor and newly carpeted flooring, each room feels airy and welcoming. The modern family bathroom is elegantly appointed, offering a walk-in shower, bath-tub, sleek basin unit with storage, and frosted windows for privacy.

The property's layout promotes seamless indoor-outdoor living, with easy garden access from the kitchen and utility area. With generous gardens and parking early viewing is recommended!





Reception Room

10' 5" x 15' 3" (3.17m x 4.64m)

Kitchen

7' 0" x 8' 2" (2.13m x 2.50m)

Utility Room

2' 11" x 7' 3" (0.90m x 2.21m)

Bathroom

6' 4" x 8' 6" (1.94m x 2.59m)

Bedroom 1

10' 3" x 10' 4" (3.12m x 3.15m)

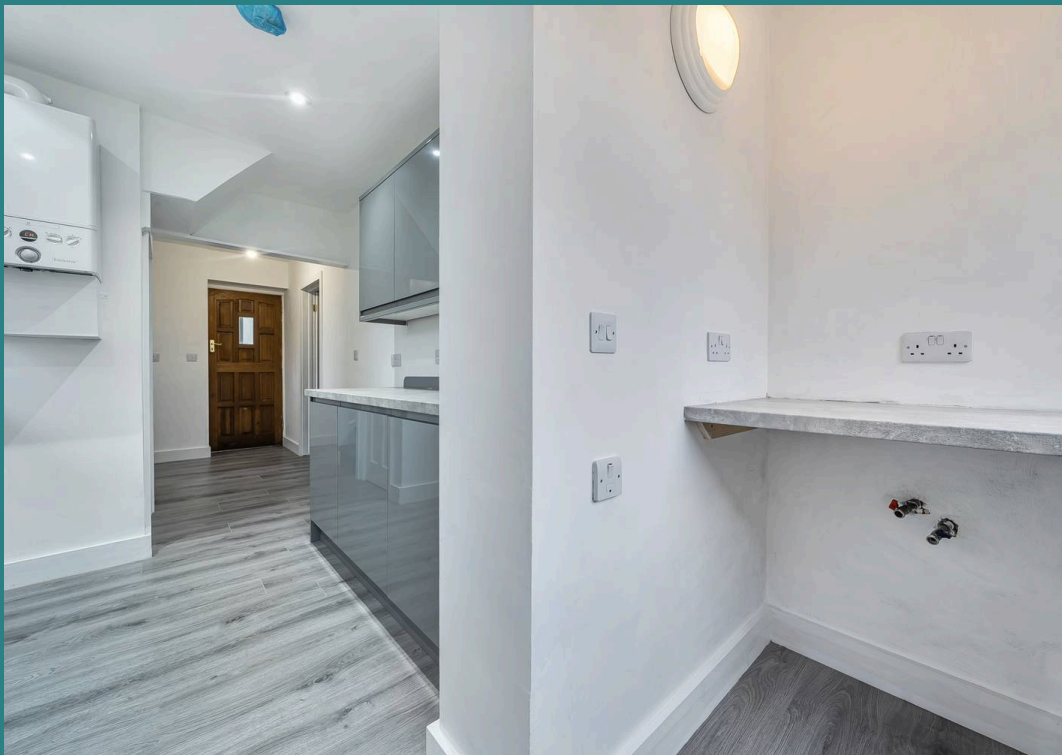
Bedroom 2

5' 7" x 10' 5" (1.69m x 3.18m)

Bedroom 3

7' 0" x 8' 6" (2.13m x 2.59m)





GARDEN

Generous gardens

DRIVEWAY

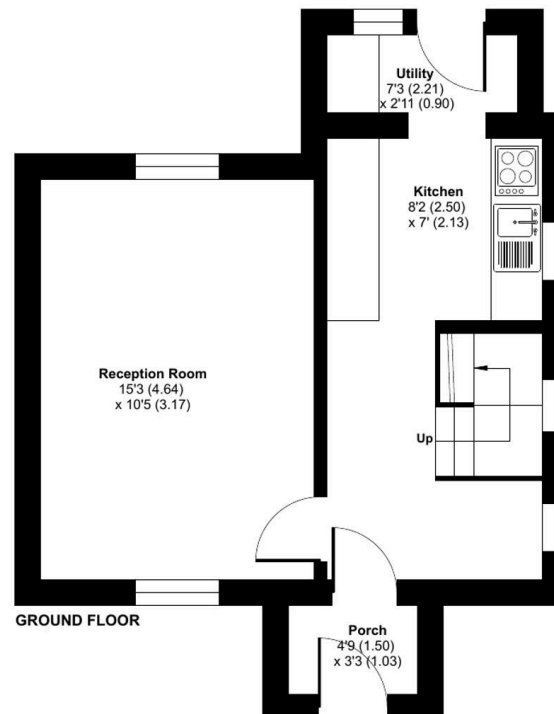
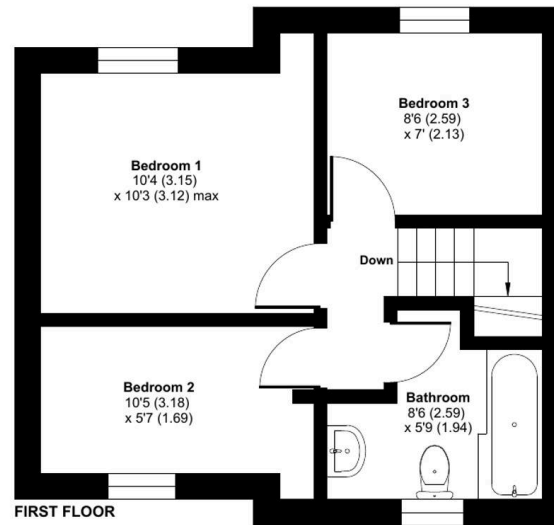
2 Parking Spaces



Sandylands Road, Kendal, LA9

Approximate Area = 669 sq ft / 62.1 sq m

For identification only - Not to scale





Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/

Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase. Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.

