



12 Castle Riggs, Kendal

Kendal

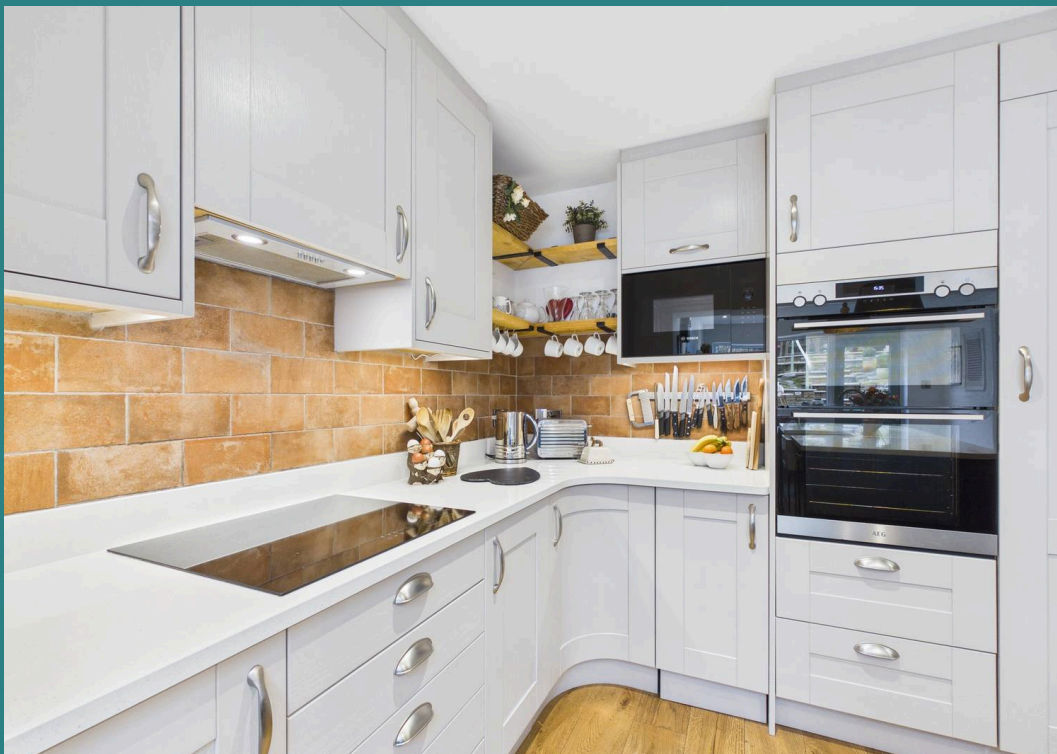
Guide Price **£360,000**

12 Castle Riggs

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Situated on the ever popular Castle Estate at the head of a cul-de-sac, this beautifully presented three-bedroom, two-bathroom semi-detached house offers an exceptional blend of modern style and functional family living. The property features two inviting reception rooms, both designed to maximise natural light and comfort. The contemporary kitchen serves as the heart of the home, boasting sleek cabinetry, a generous island for casual dining or entertaining and integrated appliances. Natural light pours in through skylights and large windows, while access points lead seamlessly to the outdoor spaces, creating a harmonious indoor-outdoor living experience. The bedrooms are thoughtfully designed and both bathrooms feature modern fixtures. Additional benefits include a very handy utility room providing ample storage. The property is further distinguished by its outstanding outdoor areas, including a beautifully landscaped multi-level garden, raised patio, elevated wooden deck with a covered pergola, and several charming seating areas ideal for alfresco dining or relaxing with friends and family. Decorative planting, mature shrubbery, and stonework add to the tranquil ambience, while a well-placed garden shed provides additional storage. The inviting front garden and off-road parking offer both kerb appeal and convenience. This is a property that truly caters to modern family lifestyles, offering versatile spaces for entertaining, relaxation, and every-day living.





Hallway

3' 11" x 3' 5" (1.20m x 1.04m)

Living Room

11' 11" x 12' 11" (3.63m x 3.93m)

Kitchen 1

15' 2" x 8' 0" (4.62m x 2.45m)

Kitchen 2

9' 6" x 11' 10" (2.89m x 3.61m)

Laundry Room

7' 3" x 4' 4" (2.21m x 1.32m)

Bedroom 3

10' 8" x 10' 11" (3.26m x 3.34m)

En-suite

7' 3" x 4' 0" (2.20m x 1.22m)

Landing

4' 5" x 2' 7" (1.35m x 0.80m)

Bedroom 1

11' 9" x 9' 10" (3.59m x 3.00m)

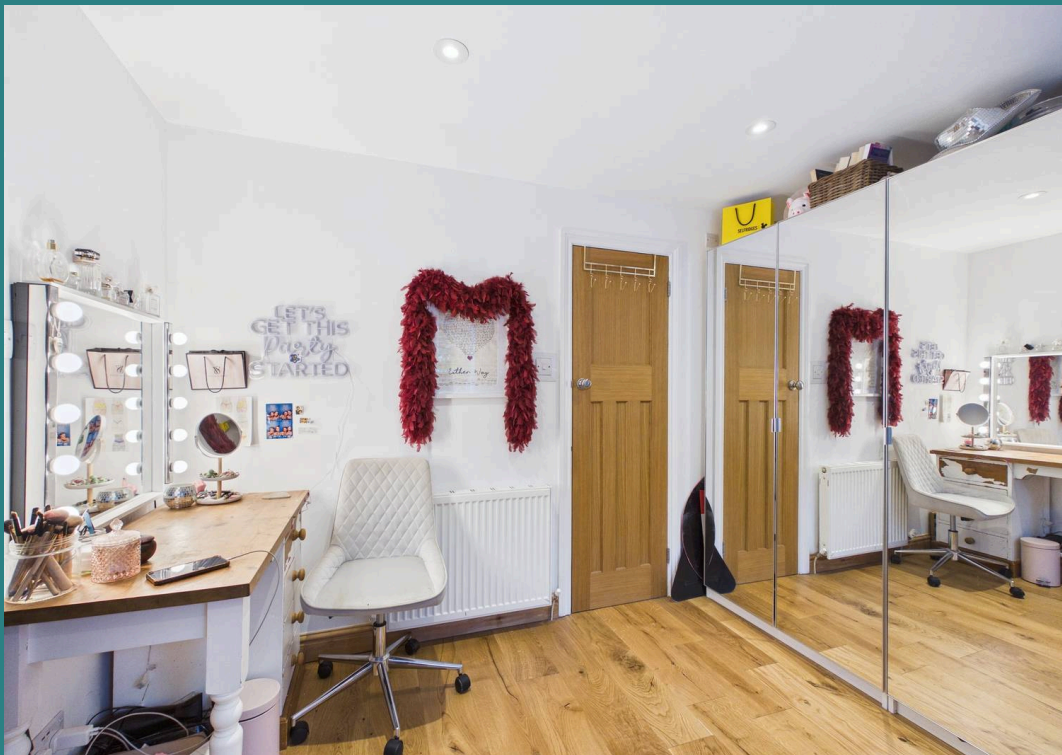
Bedroom 2

7' 9" x 11' 3" (2.35m x 3.43m)

Bathroom

7' 3" x 8' 2" (2.21m x 2.49m)





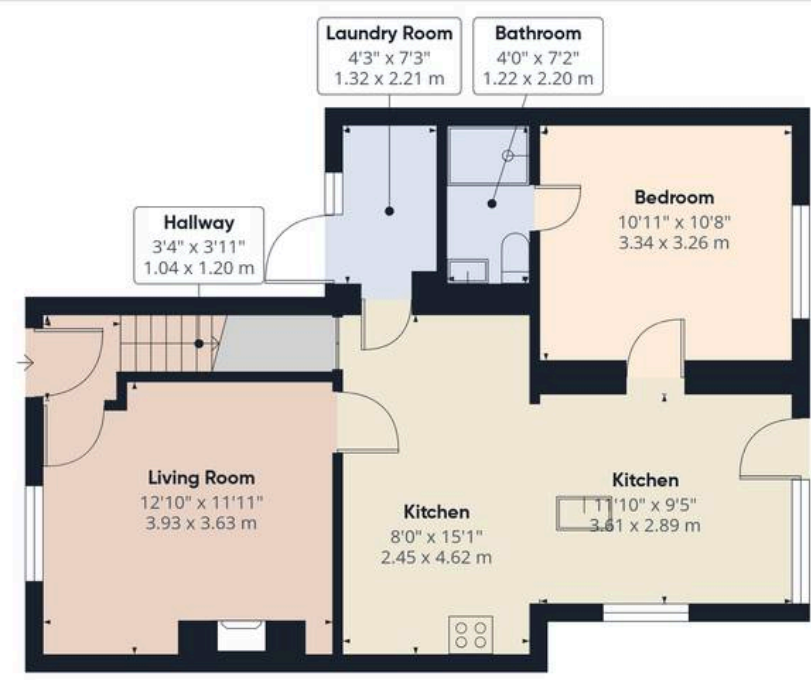
GARDEN

Beautiful tiered garden with a garden house, covered decking and spectacular views of Kendal Castle

DRIVEWAY

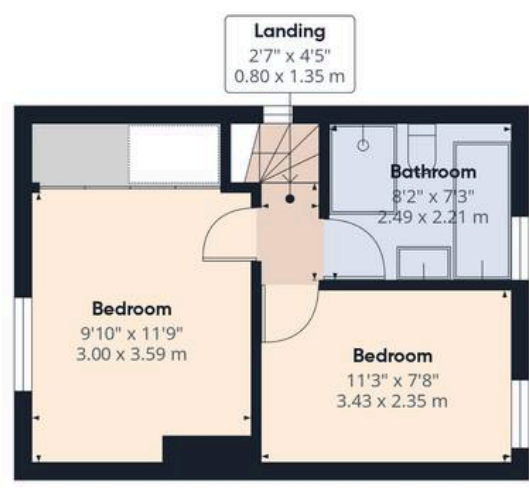
2 Parking Spaces





Ground Floor

Approximate total area⁽¹⁾
880 ft²
81.8 m²



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration



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