



9 Sandgate, Kendal

Kendal

Offers Over £270,000

9 Sandgate

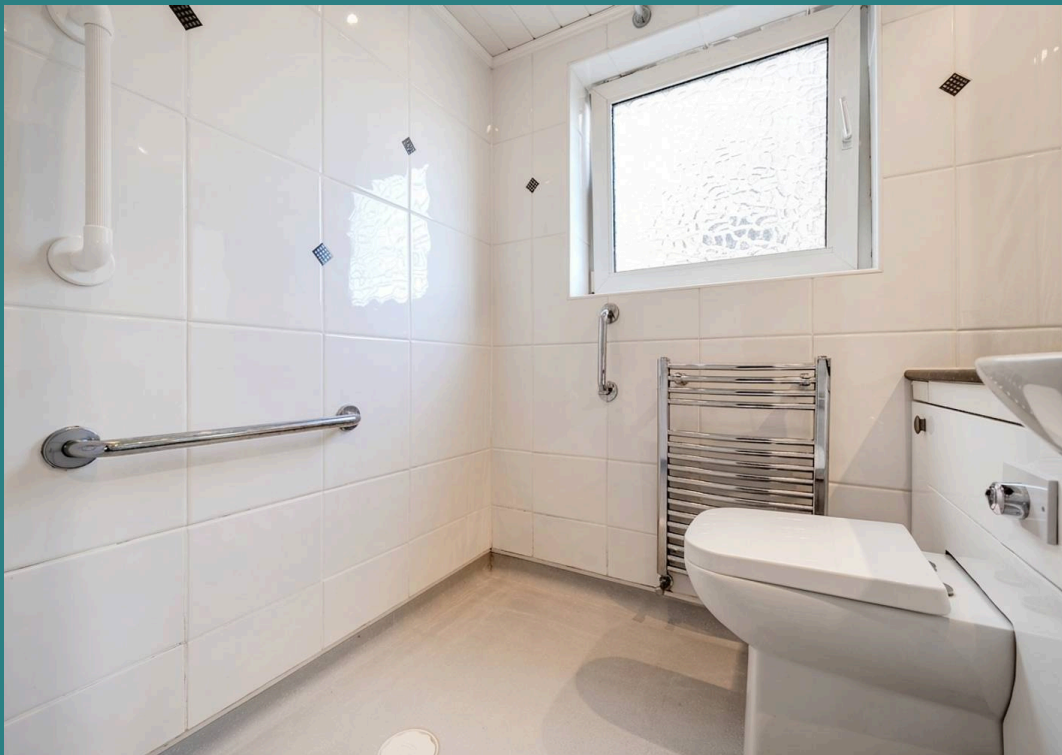
Kendal

This spacious and nicely-presented four-bedroom semi-detached family home is situated in the sought-after residential location of Sandgate, Sandylands, offering convenient access to Kendal town centre, the train station, and local primary and secondary schools (all within a five-minute drive). The property welcomes you through an inset exterior porch into an inner hallway, which provides practical understairs storage. The ground floor features two generous reception rooms, each boasting a fireplace and feature walls, with the front room benefiting from a bay window that allows natural light to flood in. The second reception room is open aspect into the modern kitchen, making it ideal for dining and entertaining, leading into the conservatory, which offers further versatile living space. The kitchen is equipped with a range of integrated appliances (including oven, hob, extractor, and washing machine), and is finished to a high standard with contemporary fittings. Upstairs, three well-proportioned bedrooms are located on the first floor, while the attic provides a fourth bedroom, complete with skylights and both inbuilt and eaves storage, creating a bright and flexible space suitable for a variety of uses. The modern wet-room is fitted with a walk-in shower, heated towel rail, and stylish tiling.









GARDEN

Externally, the property benefits from private front and rear gardens, with established boundary planting and a patio area (ideal for relaxing or entertaining guests).

GARAGE

Single Garage

There is a detached garage please note that access is restricted to small vehicles only due to the width of the upper drive.

DRIVEWAY

1 Parking Space

The gated driveway provides parking for one vehicle plus the garage.

PROPERTY DEATILS

EPC Rating: C

Council Tax Banding; C

SUMMARY

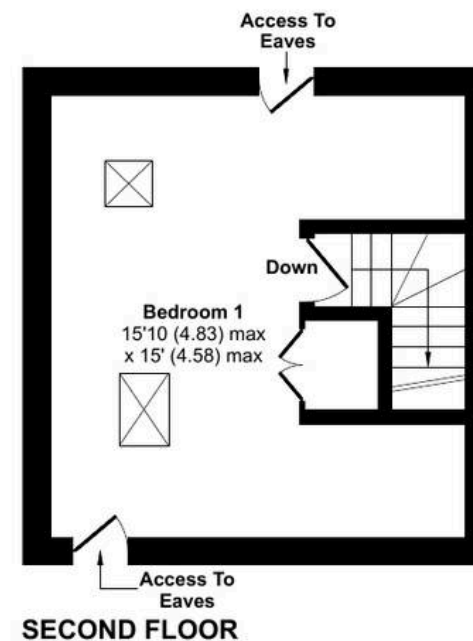
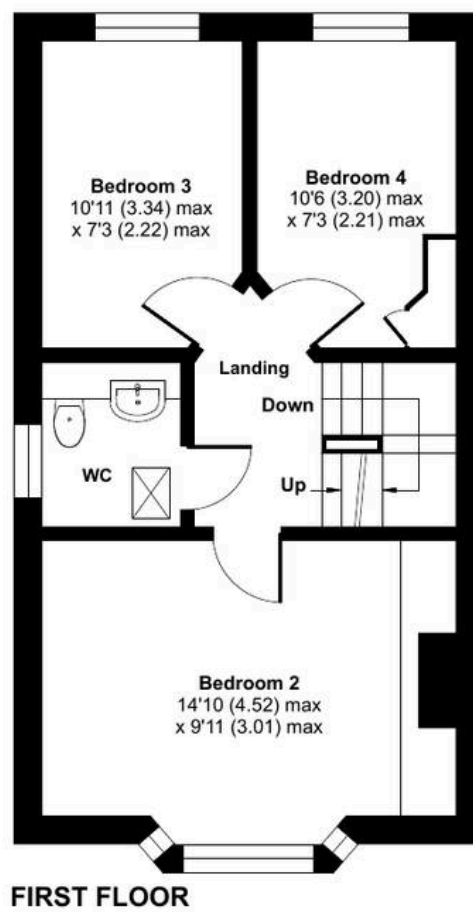
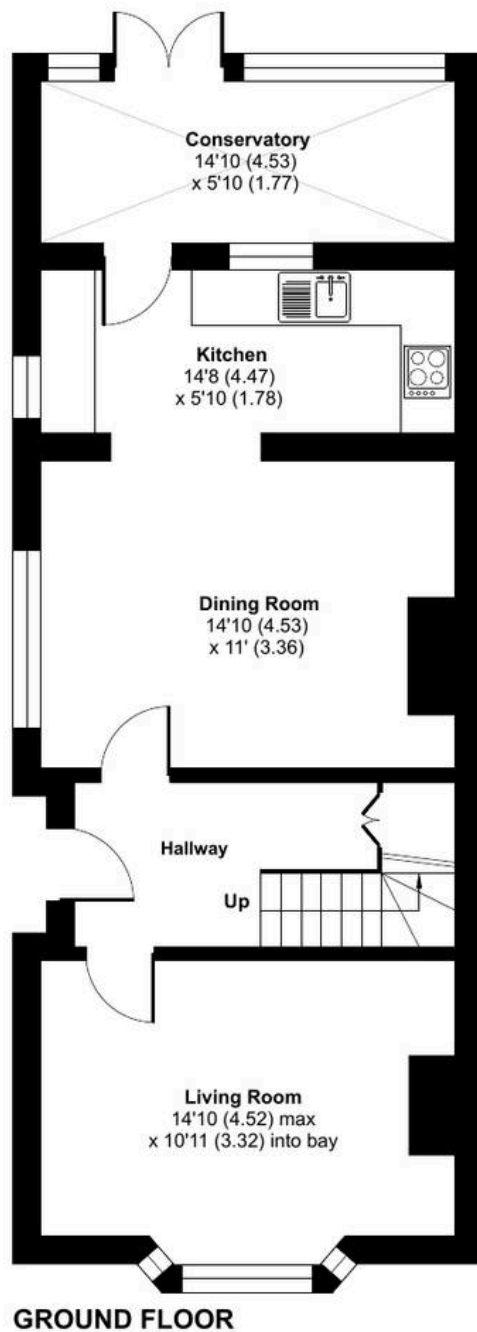
This attractive home is perfect for families seeking a blend of modern comfort and period charm, all within easy reach of local amenities, schools, and transport links. Early viewing is highly recommended to appreciate the space, quality, and superb location that this property has to offer.



Sandgate, Kendal, LA9

Approximate Area = 1268 sq ft / 117.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Arnold Greenwood Estate Agents. REF: 1469025





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PROPERTY
AWARDS

2024



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2025



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