



Helsington

£365,000

3 Helsington Laithes

Helsington

Kendal

Cumbria

LA9 5RN

An extremely well presented three bedroom barn conversion of quality, situated on the southerly fringe of the market town of Kendal and forming part of a well managed development that overlook open fields and offers imaginatively designed living space.

The main bedroom has an en-suite bathroom room, the breakfast kitchen is fitted and equipped and the living room opens onto a south facing and private patio with garden and stream beyond. A garage and parking space complete the picture - with no upward chain the next step is an appointment to view.

Property Ref: K6003





Living/Dining Room



Entrance Hall



Breakfast Kitchen

Description: This attractive three bedroom home is situated in a very special development of individual homes which have been created with thought, care and imagination on the outskirts of the Market Town of Kendal. The accommodation is well presented and thoughtfully laid out over two floors; on the ground floor is a splendid south facing living room with aspect over the patio, garden and stream to open fields, a fitted and equipped kitchen overlooking gardens and a tiled cloakroom. On the first floor is a shower room and three bedrooms with the main bedroom having an en-suite bathroom. Outside is a garage situated in a block close to the property and a private parking space. Whilst the property does have its own private garden area the development is complemented by communal garden areas and a central courtyard with fountain and discreet lighting.

Location: Leaving the A591 at Kendal South onto the Milnthorpe Road you will within a few yards of leaving the bypass see the entrance drive to Helsington Laithes development on your left. Turn into the drive and right over the stone bridge, the garage belonging to number 3 can then be found on your left hand side.

Accommodation with approximate dimensions:

Ground Floor

Porch with down lighters and half glazed door. Polished wood floor and part glazed door to:



Breakfast Kitchen

Entrance Hall a welcoming entrance with polished wood floor, radiator and staircase to first floor. Double linen/boiler cupboard with Powermax 185 combination gas central heating boiler and shelving.

Splendid Living Room being south facing with views over the gardens and open fields with double glazed door and window. Attractive fireplace with polished inset and hearth and electric fire. Coving to ceiling, radiator and TV aerial point.

Breakfast Kitchen having a pleasant open aspect with double glazed window. Fitted with a range of wall, base and drawer units incorporating a wine rack, shelving and glazed display cabinet, finished with pelmets, cornicing and concealed lighting. Complementary tiled walls and co-ordinating working surfaces with a bowl and a half sink unit with mixer tap, and a range of kitchen appliances incorporating a electric double oven and 4-ring electric hob with filter hood and extractor over, integrated fridge, freezer and dishwasher, plumbing for washing machine. Radiator and under stairs pantry/store cupboard with shelving and light.

Cloakroom with attractive tiled walls with complementary dado tile and polished wood floor. Double glazed window. WC and wash hand basin.

First Floor

Landing with deep shelved cupboard. Access to loft.



Breakfast Kitchen



Bedroom 1 with en-suite



Bedroom 1 with en-suite



Bedroom 2



En-suite bathroom

Bedroom 1 enjoying south facing views, double glazed window, down lights, radiator and TV aerial point. Two built in double wardrobes. En-suite bathroom with complementary tiled walls and laminate flooring. A three piece suite comprises; panel bath with Mira shower over, pedestal wash hand basin and WC. radiator and double glazed window.

Bedroom 2 again enjoying a pleasant open outlook to the rear over gardens and open fields. Radiator and double glazed window.

Bedroom 3 with open aspect, double glazed window and radiator. Deep built in cupboard.

Shower Room complementary tiled walls, radiator and extractor fan. A three piece suite comprises; large tiled shower cubicle with Mira shower, pedestal wash hand basin and WC. Wall mirror, shaver and light point.

Outside:

Garage with up and over door, power and light.

There is also a private parking space situated in a car park at the far end of the development.

The Garden

The property has its own delightful south facing garden with a private and sheltered patio area, with planted flower beds and borders and a timber foot bridge across the stream at the foot of the garden to a lawned area.



Bedroom 2



Bedroom 3



Landing



Cloakroom

Services: Mains electricity, mains gas, mains water and drainage to mains.

Council Tax: South Lakeland District Council - Band E

Tenure: Freehold.

There are certain areas of the development which are communal this being the central courtyard and areas of lawn and planting, these will belong to the management company that has been formed and a charge of £250.00 for the year 2018 is payable for expenses such as gardening, outside lighting and insurance of common parts.

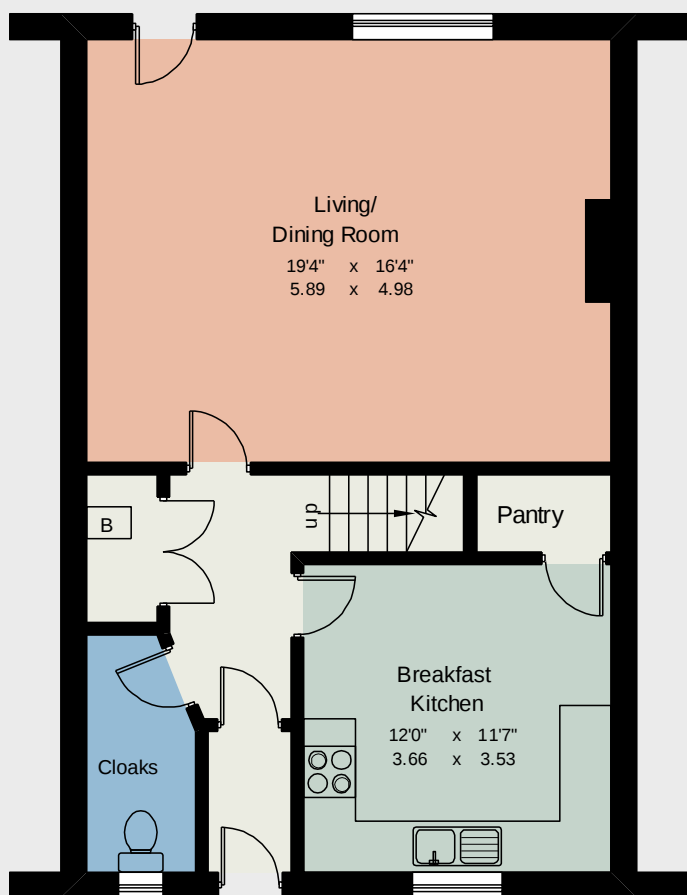
Viewing: Strictly by appointment with Hackney & Leigh. Kendal Office

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

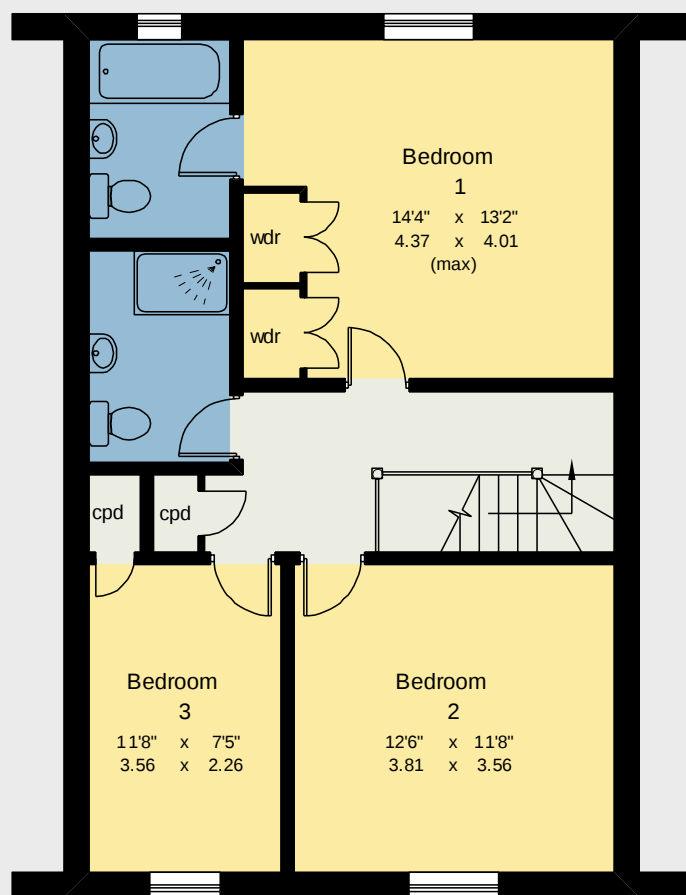
For a Viewing Call 01539 729711



Living/Dining Room



Ground Floor



First Floor

Approx Gross Floor Area = 1333 Sq. Feet
= 123.57 Sq. Metres

For illustrative purposes only. Not to scale.

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