HACKNEY & LEIGH

Kendal

£365,000

3 Castle Circle, Kendal, Cumbria , LA9 7BB

3 Castle Circle is a stylish stone and slate semi-detached home, positioned on the highly sought-after Castle Estate. The property enjoys a superb location within walking distance of Kendal Castle, Netherfield Cricket Club and a convenient local shop, while still offering excellent access to Kendal town centre, Oxenholme mainline railway station, and the M6 motorway.

Filled with natural light and finished to a high contemporary standard, this spacious home offers modern, practical living throughout. The ground floor features a welcoming living room and a stunning open-plan dining kitchen and family area, perfect for both entertaining and everyday life, while upstairs there are three well-proportioned bedrooms and a stylish bathroom. Outside, the property offers off-road parking to the front and a beautifully landscaped rear garden, making the property a highly desirable home for families, first-time buyers or investors.

3 | 1 | 1 | C | *Ultrafast Broadband available* | *Driveway Parking*

Quick Overview

Modern semi-detached property

Living room and large dining kitchen

Three bedrooms

Three piece bathroom

Off road parking

Landscaped rear gardens

Close to local amenites

Roof replaced in March 2025

Early viewing recommend!

Ultrafast Broadband Speed*

Property Reference: K7185

Living Room

Living Room

Kitchen

Kitchen

The property also benefits from a brand-new roof installed in March 2025, offering peace of mind and long-term value for the next owner.

Entering through the front door, the entrance hall provides access to the first floor and leads into the living room. A welcoming space featuring a front aspect window, an open fireplace with wooden mantel and fireside alcove shelving. A door leads through to the impressive open-plan dining kitchen and family room at the rear – truly the heart of the home.

This exceptional space has been thoughtfully designed to blend comfort, style and practicality. The contemporary kitchen is fitted with a range of sleek wall and base units complemented by stylish worktops. A central island with inset sink and drainer provides additional workspace and forms a natural hub for socialising. Integrated appliances include a fridge/freezer and dishwasher, with space for a Rangemaster-style cooker and an extractor above. There is also a side door, a useful cloaks cupboard and an understairs storage cupboard housing the wall-mounted boiler and plumbing for a washing machine.

The space is also a generous dining and family area – a perfect space for entertaining or spending time together. Large Velux roof lights flood the room with natural light, while the bi-folding doors at the rear create a stunning connection to the garden, ideal for summer gatherings or relaxed evenings at home. There is ample space for a dining table and additional seating, allowing the room to function effortlessly as a multi-purpose family living zone. The décor is light and modern, enhanced by attractive flooring with unfloor heating.

Upstairs, the landing provides access to three bedrooms and the family bathroom, as well as the loft space.

Bedroom one is a generous double with a pleasant front aspect, bedroom two is another good-sized double overlooking the rear garden, and bedroom three is a comfortable single room, also enjoying a rear aspect.

The house bathroom features a modern three-piece suite comprising; a panel bath with shower over, WC and wash hand basin. Finished with part-tiled walls, stylish flooring, a heated towel rail and a window with deep sill, the space is both practical and elegant.

To the front, there is a gravelled area and driveway parking extending to the side of the property. The landscaped rear garden offers a lovely private outdoor space, with a patio seating area, flower bed borders and steps leading up to a lawned garden with a timber shed at the top.

3 Castle Circle is a ready-to-move-into home offering stylish living in a fantastic location. Early viewing is highly recommended to appreciate everything this delightful property has to offer.

Accommodation with approximate dimensions:

Ground Floor

Request a Viewing Online or Call 01539 729711

Dining Area

Bedroom One

Bedroom Two

Bedroom Two

Bedroom Three

Bedroom Three

Entrance Hall

Living Room 15' 4" x 12' 8" (4.69m x 3.88m)

Dining Kitchen 19' 10" x 20' 7" (6.06m x 6.29m)

First Floor

Landing

Bedroom One 10' 5" x 9' 6" (3.20m x 2.90m)

Bedroom Two 11' 4" x 8' 11" (3.47m x 2.72m)

Bedroom Three 10' 8" x 8' 2" (3.26m x 2.49m)

Bathroom

Parking: Off road parking

Property Information:

Tenure: Freehold

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

Council Tax: Westmorland & Furness Council - Band C.

Viewings: Strictly by appointment with Hackney & Leigh.

What3Words & Directions: ///spike.couple.voting

Located on the sought-after Castle Grove estate, Castle Circle is easily accessed from Kendal by following Aynam Road and turning left onto Parkside Road. Continue past Netherfield Cricket Club, then take the first left into Castle Drive. Follow the road around, keeping right, and you'll find 3 Castle Circle on your left.

Anti Money Laundering Regulations: Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

Bathroom

Rear External

Rear External

Rear Garden

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Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call 01539 729711 or request online.

Need help with **conveyancing**? Call us on: 01539 792032

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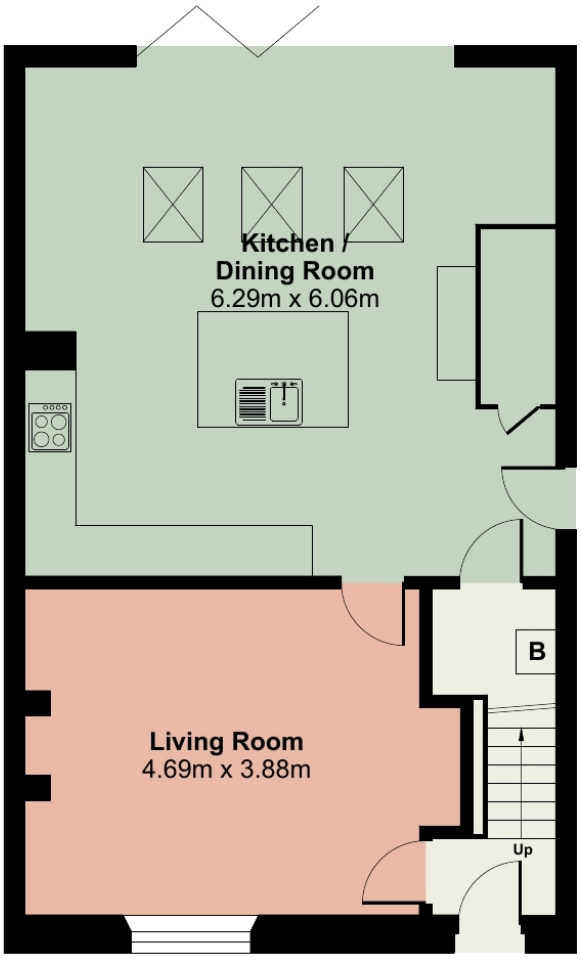
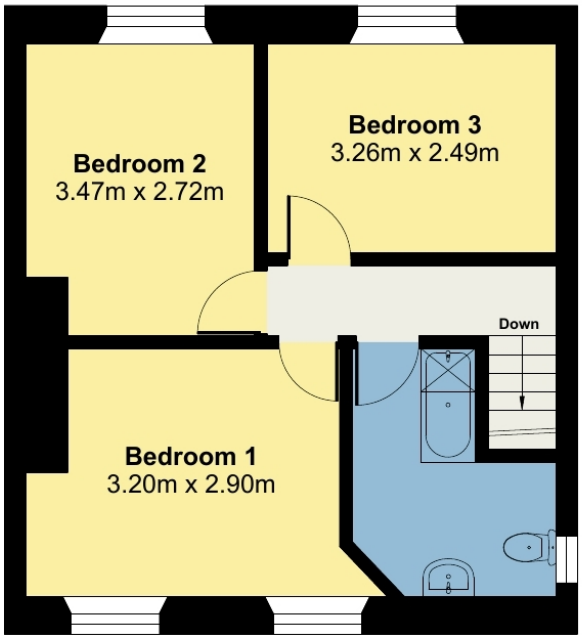
Castle Circle, Kendal, LA9

Approximate Area = 1132 sq ft / 105.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1365658

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