



7 CASTLE OVAL, KENDAL, CUMBRIA, LA9 7BD  
**£325,000**

**MILNE MOSER**  
SALES + LETTINGS

#### OVERVIEW

Located on the ever popular Castle Estate, this lovely three bedroom semi-detached house is perfect for a growing family. Owned by the vendors for over 40 years, the property offers light bright accommodation with a good sized back garden plus a generous driveway at the front/side. The reconfigured kitchen diner at the rear is perfect for social meals and has access to the rear garden and overall, there is a well-balanced layout. The property has been well cared for and is ready to move into with scope for buyers to personalise to their own tastes over time - maybe creating their home for the next 40 years. Popular with families and first time buyers, the Castle Estate is in a great location - the railway station, Kendal Castle, sports grounds and local shop are all easily reached as are primary and secondary schools.

#### ACCOMMODATION

From the driveway, a pretty stained glass door leads into the hallway - a nod to the original period of the house. The welcoming hallway has space for coats and shoes and stairs lead to the first floor and the practical laminate flooring has an intricate inlay. Once in the lounge, the first glimpses of the view over rooftops towards hills becomes visible from the large picture window. The wooden fire surround provides a cosy focal point and is fitted with a living flame gas fire and marble style inset. Moving through into the kitchen diner, there is a lovely aspect into the garden from the French doors and the room runs the full width of the house. Additional light comes in from windows at the side and rear and there is a further external door at the side. The cream shaker style units provide lots of storage plus there is an integrated fridge, washing machine, gas hob and electric oven and grill. The understairs cupboard has been retained, perfect for household bits and bobs and a freezer if required.

The first floor landing remains light and bright with a window on the stairwell and there is access to the loft. The largest of the three bedrooms is at the rear with pleasant outlook over gardens whilst the second bedroom, also a double, has a fantastic view across the railway line and rooftops towards distant hills. A cupboard in the room houses the Worcester boiler which was



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PARKING





replaced in March 2025. The third bedroom, a single, is at the rear of the house. The bathroom has a modern white three piece suite, complemented by white tiling and a mosaic border - perfect for buyers to personalise with their own coloured accessories. There is a shower above the bath and a folding screen plus a chrome heated towel rail and an extractor.

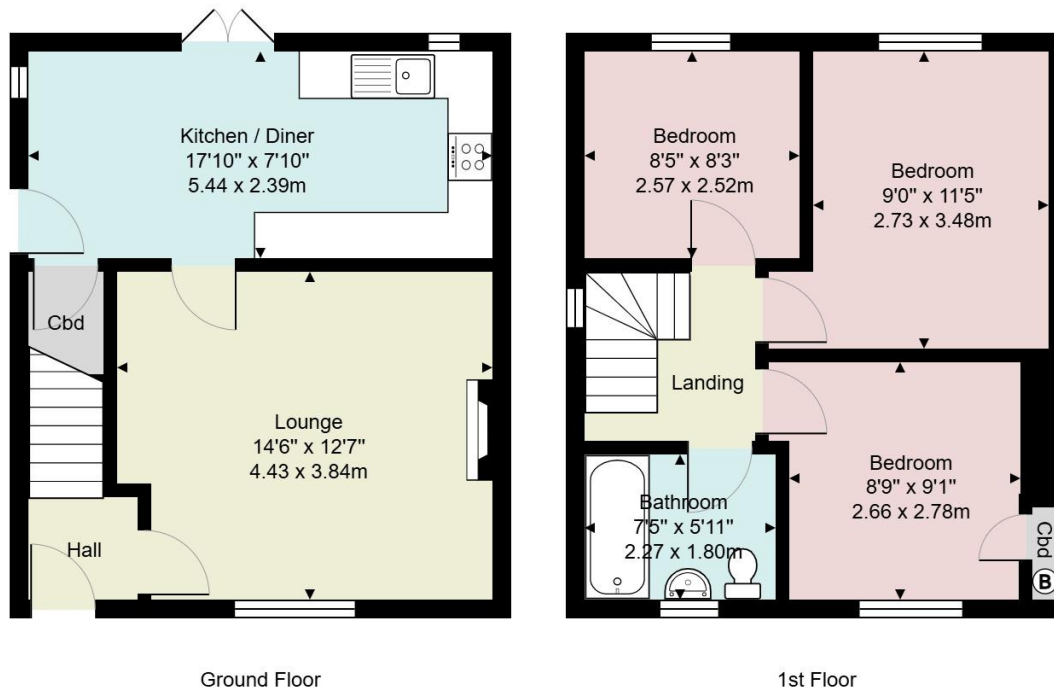
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Once outside, it is easy to see why the development is popular. Tree lined streets and open green spaces give the area a friendly feel and each property has good sized gardens ensuring there is space between properties and neighbours. Number 7 has a good amount of off road parking at the front and side. The rear garden has two patios divided by the level lawn and an apple tree. One patio is close to the house and the second is set with a circular design and chippings. Garden shed to stay.

#### DIMENSIONS

Lounge 14' 6" x 12' 7" (4.43m x 3.84m)  
Kitchen Diner 17' 10" x 7' 10" (5.44m x 2.39m)  
Bedroom 9' 0" x 11' 5" (2.73m x 3.48m)  
Bedroom 8' 9" x 9' 1" (2.66m x 2.78m)  
Bedroom 8' 5" x 8' 3" (2.57m x 2.52m)  
Bathroom 7' 5" x 5' 11" (2.27m x 1.80m)

#### DIRECTIONS

Leaving Kendal on Aynam Road, continue to the left onto Lound Road and left at the traffic light onto Parkside Road. Pass Netherfield Cricket Club on the left and continue past the first entrance onto the Castle Estate (Castle Drive). Turn left into the second entrance (Castle Grove) and pass Castle Dale on the right, then take the next right onto Castle Oval. Follow the road round



Ground Floor

1st Floor

Approx. Total Area: 748 ft<sup>2</sup> ... 69.5 m<sup>2</sup>

This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only

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To arrange your viewing contact our Kendal Team:

If you would like further information or insights prior to viewing, please contact Emma Butler

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