



7 Castlestead Close, Oxenholme
£300,000



7 Castlestead Close

Oxenholme, Kendal

A well presented detached bungalow on the outskirts of the market town of Kendal. The property has easy access to the towns amenities, transport services including Oxenholme train station which is just 1 mile down the road and the M6 Motorway.

This stunning property boasts a modern and thoughtfully designed detached bungalow, ideal for those seeking a comfortable and convenient retirement lifestyle. Situated on the outskirts of Kendal, this new build home offers a peaceful and secure living environment with access to on-site care and support services. The property features a light and airy sitting room, perfect for relaxation, along with a contemporary kitchen complete with dining space, creating a wonderful hub for entertaining guests or enjoying family meals. The two double bedrooms provide ample accommodation, while the walk-in wet room ensures practicality and ease of use. With double glazing and gas central heating throughout, you can stay cosy and warm all year round.

Outside, the property boasts gardens both to the front and rear, providing a lovely outdoor space to enjoy the fresh air and sunshine. The low maintenance rear garden is fully enclosed, offering privacy and security, and features a paved patio seating area, perfect for al fresco dining or simply relaxing outdoors. Additionally, there is a substantial lawn, ideal for gardening enthusiasts or those seeking a green space to enjoy. To the front, a part lawn part driveway allows for parking of two vehicles, providing convenience for residents and guests alike. With driveway parking offering ease of access and a well-maintained garden space to enjoy, this property truly offers the best of both indoor and outdoor living experiences.

Council Tax band: D

Tenure: Leasehold

GROUND FLOOR

ENTRANCE HALL

13' 7" x 7' 7" (4.13m x 2.31m)

SITTING ROOM

14' 2" x 10' 2" (4.33m x 3.09m)

KITCHEN DINER

12' 9" x 11' 11" (3.88m x 3.64m)

BEDROOM

14' 1" x 10' 1" (4.28m x 3.07m)

BEDROOM

10' 0" x 8' 0" (3.05m x 2.44m)

BATHROOM

7' 6" x 7' 5" (2.29m x 2.25m)

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING B

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX:BAND D

TENURE:LEASEHOLD

DIRECTIONS

Leave Kendal on the A65 heading towards Endmoor. Once past the turning for Helmside Road take the second right onto Castlestead Close followed by a left to find number 7 on the left. WHAT3WORDS:///truth.skinny.beard





GROUND FLOOR

ENTRANCE HALL

13' 7" x 7' 7" (4.13m x 2.31m)

SITTING ROOM

14' 2" x 10' 2" (4.33m x 3.09m)

KITCHEN DINER

12' 9" x 11' 11" (3.88m x 3.64m)

BEDROOM

14' 1" x 10' 1" (4.28m x 3.07m)

BEDROOM

10' 0" x 8' 0" (3.05m x 2.44m)

BATHROOM

7' 6" x 7' 5" (2.29m x 2.25m)

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING B

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND D

TENURE: LEASEHOLD

DIRECTIONS

Leave Kendal on the A65 heading towards Endmoor. Once past the turning for Helmside Road take the second right onto Castlestead Close followed by a left to find number 7 on the left.

WHAT3WORDS:///truth.skinny.beard





GARDEN

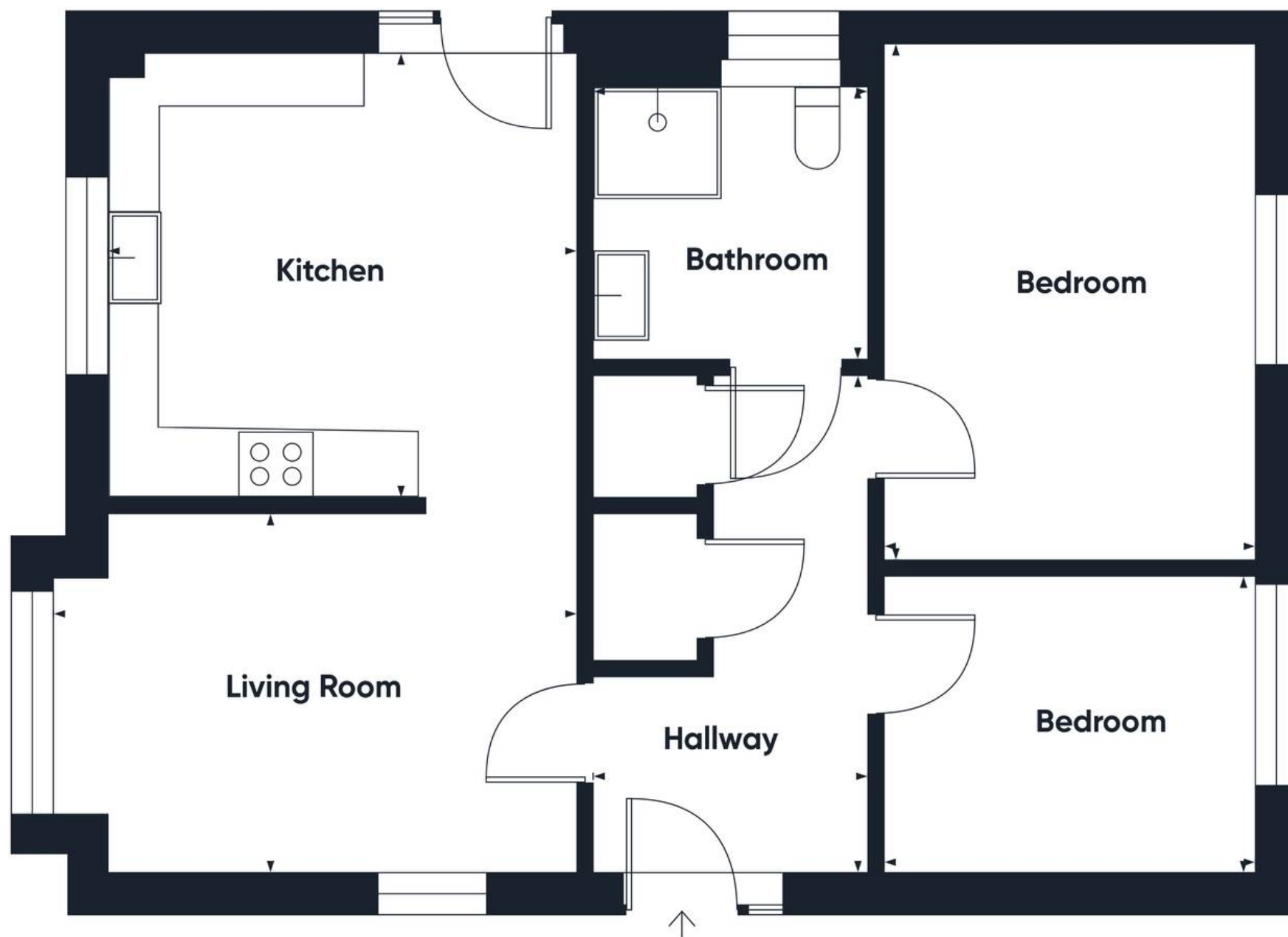
Gardens to the front and rear well a low maintainence rear garden which is fully enclosed is a paved patio seating area and a substantial lawn. To the front there is a part lawn part driveway with space for 2 vehicles.

DRIVEWAY

2 Parking Spaces

Driveway parking.





Approximate total area⁽¹⁾

683.61 ft²

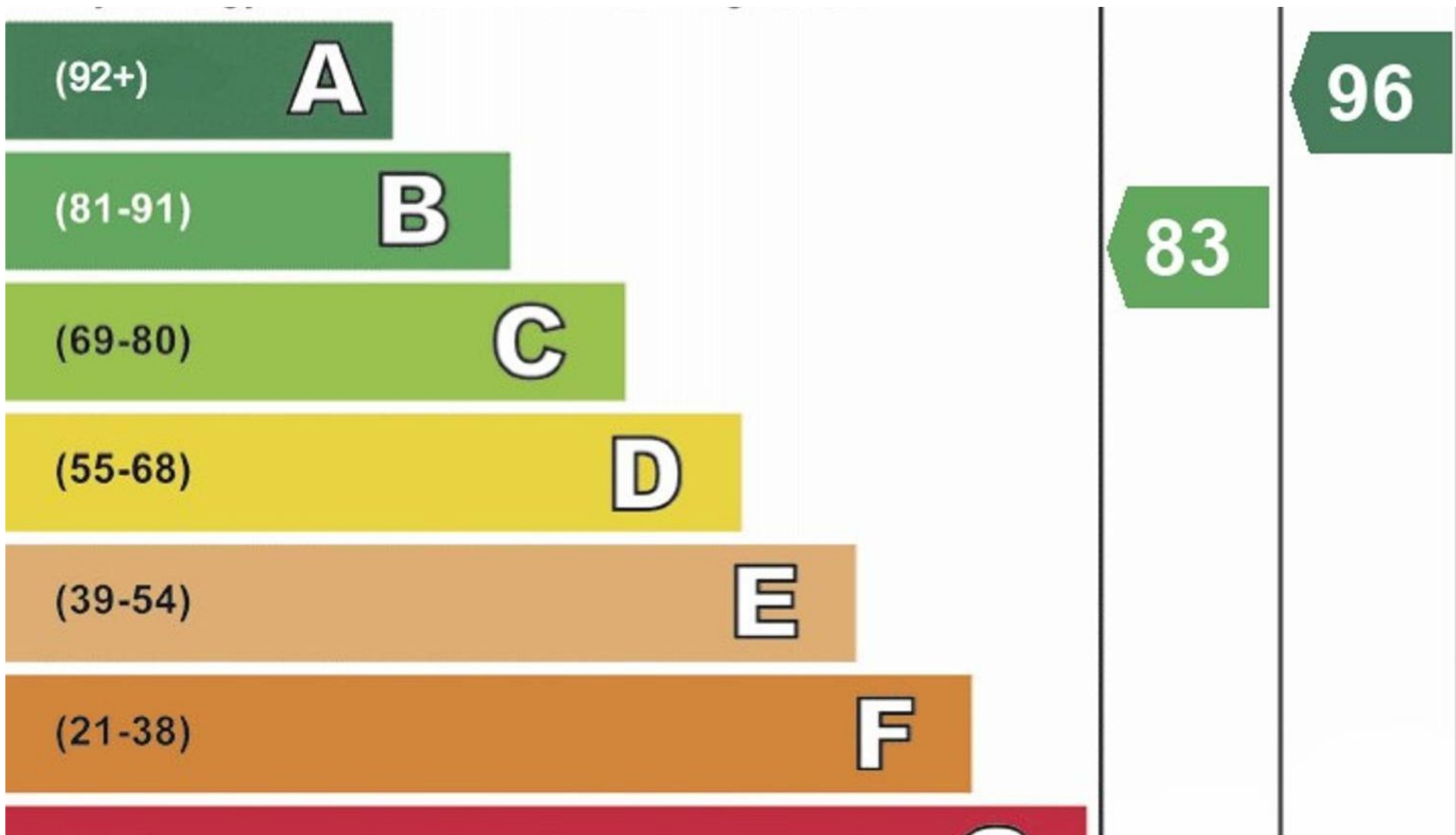
63.51 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



THW Estate Agents

112 Stricklandgate, Kendal - LA9 4PU

01539 815700 • kendal@thwestateagents.co.uk • www.thwestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.