



Kendal

£395,000

10 Oak Tree Road, Kendal, Cumbria , Cumbria, LA9 6AN

If you are seeking an excellent three bedroom detached true bungalow that has been beautifully refurbished that is situated in a quiet cul-de-sac with a sunny private garden, garage and parking - then come along and enjoy a visit to this immaculately presented home.

The layout is spacious and well balanced, with entrance hall with parquet wood flooring, a pleasant living room and a separate dining room and up to-date fitted kitchen. It is well worth taking the next step in order to experience what we believe is a rather special home. The gardens are a delight with the side adjoining an open field and the overall impression would please those seeking a good quality bungalow in an established residential area.

Quick Overview

- Excellent detached true bungalow
- Beautifully refurbished
- Pleasant living room & separate dining room
- Modern fitted kitchen
- Three bedrooms
- Sunny private garden
- Garage & off-road parking
- Quiet cul-de-sac location
- Viewings highly recommended
- Broadband speed up to 1000 Mbps



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1000 Mbps



Garage & Off-Road Parking

Property Reference: K6726



Welcoming Entrance Hall



A seat with a view



Living Room



Dining Room

Location: From Kendal Town Centre, proceed along Sandes Avenue and Station Road taking the turning into Wildman Street and the first left onto Castle Street proceed under the railway bridge and continue onto Sedbergh Road. Take the first turning on the left into Oak Tree Road and then first right following the road down to the end where number 10 is the last bungalow on your right.

Property Overview: This immaculate detached bungalow has been improved and updated creating a home that really is ready to move into and enjoy.

The first impression when arriving is one of a home that has well maintained together with well tended gardens. Stepping inside you will appreciate the attention to detail the owners have undertaken from oak doors to attractive décor throughout.

From the entrance porch a double glazed door with matching side panel opens into a spacious hallway with a contemporary radiator creating that warm welcome along with the attractive original parquet flooring and useful shelved cloaks cupboard.

Straight ahead you will find the living room, bright, light and airy with three double glazed picture windows overlooking the rear and side gardens and open field to the south. Original tiled fireplace and hearth with open fire. Two radiators and coving to ceiling.

The dining room overlooks the front garden and adjoins the attractive fitted kitchen with its contemporary vertical radiator, double glazed window and door to outside.

The kitchen was installed by 'Webbs' of Kendal with an attractive range of soft close wall, base and drawer units. The complementary worktops having a matching upstand and inset single drainer stainless steel sink. Integrated Neff kitchen appliances include; an induction hob with glass splash back and extractor over, built in microwave oven and grill, a separate oven with tilt and slide door, fridge/freezer and concealed washing machine.



Living Room



Excellent Fitted Kitchen



Bedroom 2



Bedroom 3



Bedroom 3



Each of the three bedrooms open from the hallway and enjoy aspects over the gardens.

Bedrooms 1 and 2 are both good doubles, with bedroom 3 being a large single with built in wardrobe.

The attractively part tiled bathroom has a two piece suite comprising; a panel bath with shower over and a pedestal wash hand basin. heated towel rail and radiator, extractor fan, downlights and high level double glazed window. A deep shelved linen cupboard with radiator. To the side of the bathroom is a separate WC.

Accommodation with approximate dimensions:

Entrance Hall

Living Room

15' 10" x 12' 11" (4.83m x 3.94m)

Dining Room

10' 10" x 8' 10" (3.3m x 2.69m)

Fitted Kitchen

12' 9" x 8' 9" (3.89m x 2.67m)

Bedroom One

12' 0" x 10' 11" (3.66m x 3.33m)

Bedroom Two

11' 11" x 10' 11" (3.63m x 3.33m)

Bedroom Three

10' 0" x 7' 11" (3.05m x 2.41m)

Bathroom

Separate WC



Bedroom One



Side aspect and garden



Rear Aspect & Garden



Sheltered patio



Greenhouse and garden

Outside:

Garage 21 max' 9" x 10' 0" (6.63m x 3.05m) with up and over door, power and light, window to side and door to the rear. To the front of the garage is a driveway providing off road parking.

The property enjoys a good corner plot with gardens to all sides adjoining an open field to the south and offering privacy from the road. The gardens are well tended with lawns and mature flower beds and borders, together with a large sheltered paved patio, outside electric point, water and greenhouse.

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

Tenure: Freehold

Council Tax: Westmorland & Furness Council - Band E

Viewings: 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.

What3Words: [///space.locals.trail](https://www.what3words.com/space.locals.trail)

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Viewings available 7 days a week including evenings with our dedicated viewing team
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Total area: approx. 110.0 sq. metres (1184.3 sq. feet)

For illustrative purposes only. Not to scale. REF: K6726

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