



## Burneside

£155,000

26 St. Oswalds View, Burneside, Kendal, LA9 6RH

This delightful one-bedroom end-terrace home offers the perfect blend of comfort and convenience. Recently updated throughout, the property is ready to move straight into, making it an excellent choice for first-time buyers or savvy investors alike.

Situated in the well-established village of Burneside, this charming home enjoys easy access to Kendal, Windermere and Junction 36 of the M6, offering the perfect balance between peaceful village living and excellent commuter links. Burneside is a thriving and economically active village, home to the long-standing James Cropper PLC paper mill, which provides employment opportunities for many local residents and contributes to the area's strong community spirit. The village also offers a well-regarded primary school, local shop, traditional pub, fish and chip shop, park and a cricket club. Nestled on the fringes of the Lake District National Park, Burneside combines the charm of rural living with easy access to the stunning landscapes and outdoor activities the Lakes are famous for.

### Quick Overview

- End-terraced one bedroom home
- Recently updated throughout
- Modern fitted kitchen
- Spacious double bedroom
- Village location close to amenities
- Contemporary bathroom
- Excellent transport links
- Ideal for first-time buyers
- Ultrafast broadband available
- Driveway parking



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Ultrafast  
broadband



Driveway  
Parking

Property Reference: K7191





Living Room



Living Room



Kitchen



Kitchen

Step inside to a cosy front-aspect living room, offering a welcoming first impression and a comfortable space to enjoy everyday living. The room is partially open to the modern fitted kitchen, creating a light and sociable layout that makes the most of the home's space. The kitchen features warm wood-effect worktops, an inset sink and drainer, 4-ring electric hob with extractor fan and an integrated cooker, along with space for a fridge-freezer. There is also plumbing for a washer-dryer, adding practicality to style.

Upstairs, you'll find a spacious double bedroom with a front aspect and a built-in store cupboard, providing ample storage. The modern bathroom includes part-tiled walls, a bath with overhead shower, WC, and wash hand basin.

Outside, the property benefits from driveway parking, a rare bonus for a home of this size.

Whether you're looking to get onto the property ladder, downsize, or invest in a popular South Lakeland village, this charming end-terrace is ready to welcome you home.

#### Accommodation with approximate dimensions:

Living Room 12' 11" x 9' 1" (3.96m x 2.79m)

Kitchen 13' 0" x 6' 9" (3.97m x 2.07m)

#### First Floor

Bedroom 13' 1" x 8' 11" (3.99m x 2.74m)

#### House Bathroom

#### Property Information:

#### Parking

Driveway Parking

#### Services

Mains electricity , mains gas, mains water & mains drainage

#### Tenure

Freehold - There is a monthly management fee for upkeep of the communal areas and maintenance of the road into the development.

## Council Tax

Westmorland and Furness Council Tax Band: A

## Energy Performance Certificate

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

## Viewings

Strictly by appointment with Hackney & Leigh Kendal Office

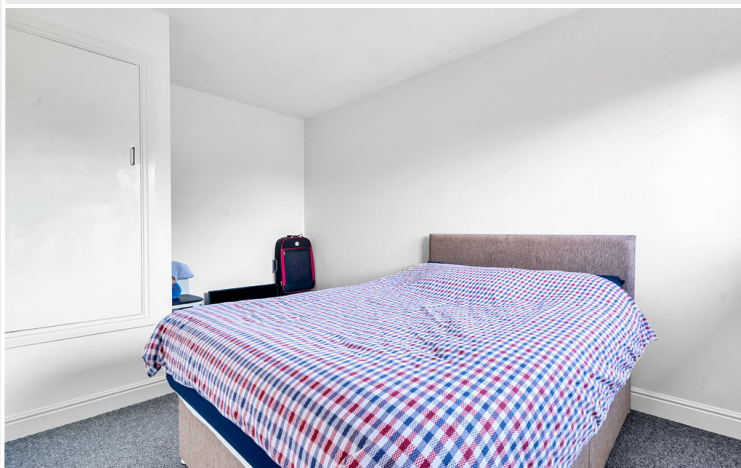
**What3Words & Directions** ///staked.squeaking.pine

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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).



First Floor Landing



Bedroom



House Bathroom

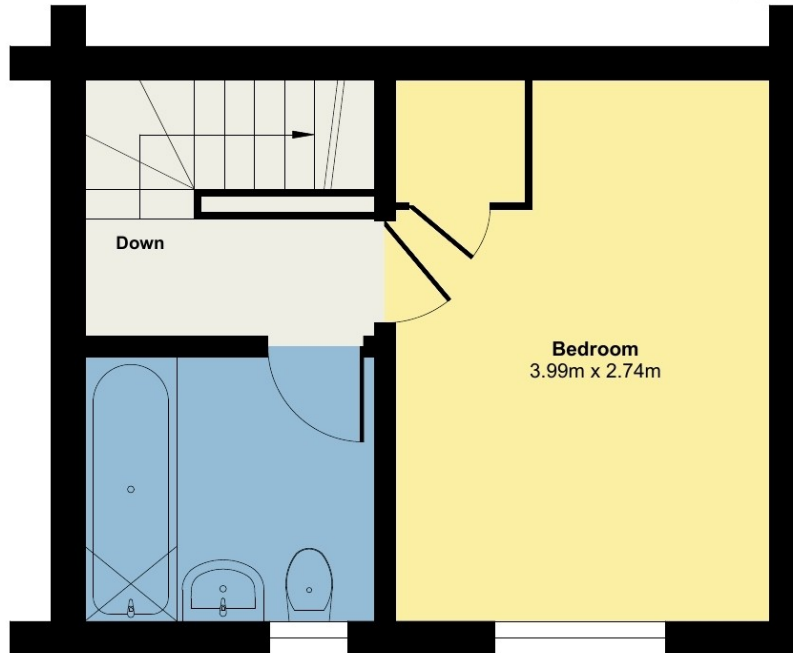


Front Aspect

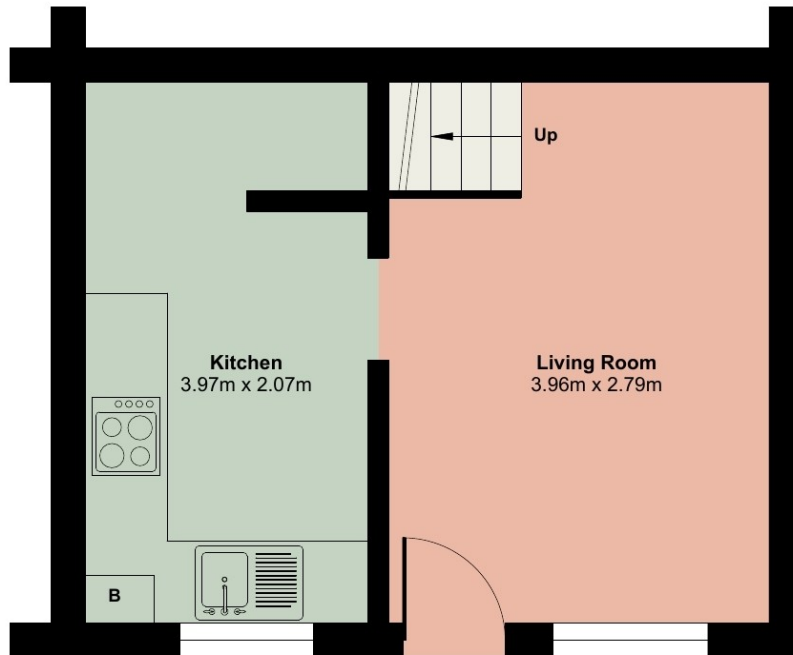
# St. Oswalds View, Burneside, Kendal, LA9

Approximate Area = 428 sq ft / 39.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hackney & Leigh. REF: 1371918

## A thought from the owner:

'Lovely quiet location tucked away in a cul de sac with real community spirit. Great transport links with the train station just a 2 minute walk away. Lovely modern, cosy home, with minimal bills and no maintenance needed.'

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