



**POOLE  
TOWNSEND**

Bleaswood Road, Oxenholme, Kendal, LA9 7EY

£305,000

4 2 2



Situated in a sought-after residential area close to Oxenholme train station, local supermarkets and the hospital, this wonderful family home has been sympathetically extended and thoughtfully developed to create a spacious master bedroom with en-suite and a highly practical ground-floor utility room. The ground floor offers a bright and welcoming lounge along with a generous open-plan kitchen/diner and the useful utility space, while the first floor provides four well-proportioned bedrooms and two bathrooms, including the master en-suite. Externally, the property benefits from off-road parking, an integral garage and low-maintenance gardens to both the front and rear, making it an ideal home for modern family living.

### Directions

For Satnav users enter: LA9 7EY

For what3words app users enter: club.learns.since

### Location

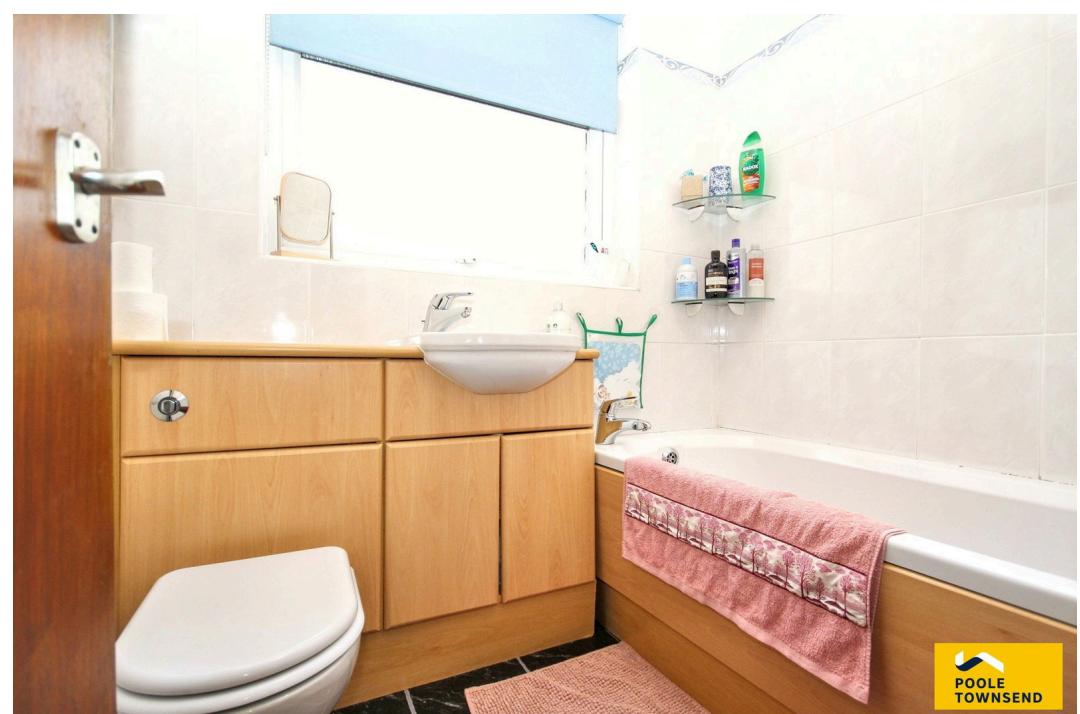
Bleaswood Road is a popular and sought-after residential area, centrally located in the village of Oxenholme. The property is conveniently placed for access to a nearby public house and train station for mainline commuter links, as well as Westmorland General Hospital, Asda superstore and the town centre for a wide range of amenities.

### Description

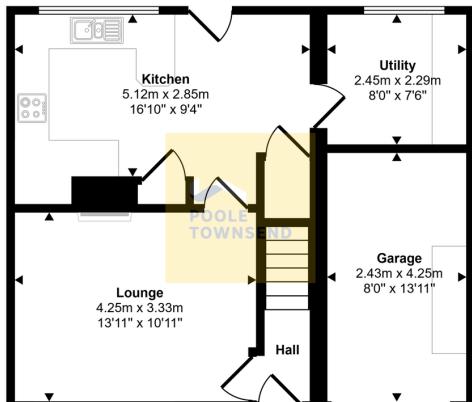
Occupying a peaceful position within the development, the property is approached via a tarmac driveway bordered with attractive stone-chipped edging filled with colourful shrubs. The driveway leads to an integral single garage, offering secure parking for a motorbike, additional storage, or potential use as a workshop. A welcoming front door opens into the hallway, where stairs rise to the first floor and a door to the left leads into the lounge. This naturally bright and inviting reception room is tastefully decorated in neutral tones and finished with a soft carpet, while a gas fire set within a tiled surround provides an attractive focal point and a cosy source of warmth.



POOLE  
TOWNSEND



POOLE  
TOWNSEND



Ground Floor  
Approx 53 sq m / 575 sq ft

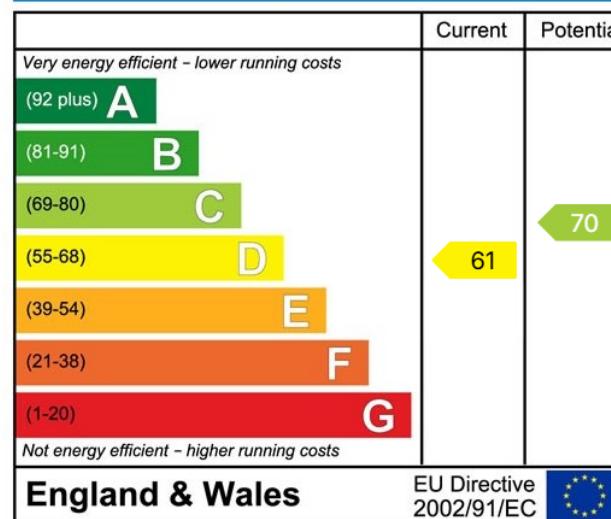
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Visit us at  
[www.pooletownsend.co.uk](http://www.pooletownsend.co.uk)  
[enquiries@pooletownsend.co.uk](mailto:enquiries@pooletownsend.co.uk)  
 We are open  
 Monday – Friday 9.00 – 5.00  
 Saturday 9.00 – 1.00

- Peaceful Location
- Bright and Inviting Lounge
- Spacious Kitchen/Diner
- Modern Kitchen
- Utility Room
- Four Bedrooms
- Ensuite
- Integral Garage
- Low-Maintenance Garden
- Council Tax Band: B

### Energy Efficiency Rating



Barrow 01229 811811  
 Ulverston 01229 588111  
 Grange 015395 33316  
 Kendal 01539 734455  
 Milnthorpe 015395 62044