



# Kendal

£475,000

36 Oxenholme Road, Kendal, Cumbria , LA9 7HH

36 Oxenholme Road is a well-presented limestone built detached dormer bungalow, discreetly nestled behind a gated stone wall in a slightly elevated position. This attractive property features three bedrooms, one of which is cleverly integrated into the roof space, and three bath/shower rooms. Upon entering the hallway, visitors are greeted with a surprising and delightful expanse of living space, highlighting that this home will appeal to a wide range of purchasers of all ages.

The property boasts landscaped gardens to both the front and rear. Additionally, it includes a garage, an undercroft for extra storage, and a driveway that accommodates off-road parking. Located on the popular and sought-after Oxenholme Road, the bungalow enjoys a prime position to the south of Kendal town centre. This convenient setting offers residents easy access to a variety of local amenities, including both primary and secondary schools, Asda superstore, leisure centre and Westmorland General Hospital.

## Quick Overview

- Detached Dormer Bungalow
- Modern Kitchen with NEFF appliances
- Front living room
- Three double bedrooms
- Three bath/shower rooms
- Beautiful landscaped front & rear gardens
- Attached garage with electric roller door
- Gated driveway parking
- Undercroft/workshop
- Ultrafast broadband available



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Ultrafast  
broadband  
available



Gated driveway  
parking

Property Reference: K6897



Entrance Hall



Living Room



Dining Kitchen



Dining Kitchen

Oxenholme Road is ideally located near essential amenities such as the Oxenholme Main Line Railway Station, Westmorland General Hospital, Asda, and Kendal Leisure Centre. Good Ofsted rated primary and secondary schools are also within easy reach. A nearby bus stop and the short walk to the railway station provide convenient commuter links to Manchester, London Euston, Edinburgh, and Glasgow. The property offers easy access to junctions 36 and 37 of the M6 motorway and the Lake District National Park.

Upon entering the inviting and bright entrance hall, you are immediately greeted by a staircase leading to the first floor. A convenient storage cupboard is perfect for storing everyday coats and shoes. At the end of the hall, a cloaks cupboard includes a vanity corner wash hand basin and a W.C. The hallway has attractive limestone Travertin tiles throughout.

The kitchen is fitted with a range of solid oak wall, base, and drawer units, complemented by granite working surfaces with an inset stainless steel sink and coordinating part-tiled walls. NEFF kitchen appliances include a built-in double oven, a four-ring gas hob with a cooker hood and extractor, a dishwasher, and an integrated washing machine. There is also space for an American-style fridge freezer. A patio door provides access to the side garden. The dining area comfortably accommodates a dining table and chairs whilst enjoying a pleasant outlook from the bay window over the front landscaped garden. There is a contemporary bowl style gas fire set into a recess.

The front living room enjoys a pleasant outlook over the front garden through a large double glazed window, and features a gas fire with an attractive hearth and surround.

Just off the entrance hall is bedroom two, a double room with a pleasant view of the rear garden. This bedroom includes its own en-suite with a shower cubicle, wash hand basin, and W.C. Radiator.

Bedroom one is a spacious room with a beautiful outlook over the landscaped rear garden, featuring made-to-measure blackout blinds. The cast iron fireplace creates a lovely focal point. It includes an en-suite four-piece bathroom comprising a tiled-in bath, corner shower cubicle, pedestal wash hand basin and W.C. The bathroom is finished with attractive tiled walls and floor, a chrome radiator, and a window.

Heading upstairs, the landing offers ample storage space with a cupboard and a built-in wardrobe with hanging space. There is also room for a desk and computer or a vanity area for getting ready. On this floor, you'll find bedroom three, a double room filled with natural light from two Velux windows and a large picture window overlooking the front garden and further eaves storage. Completing the interior is a modern and stylish bathroom featuring a free-standing, roll top bath with hand-held shower attachments, a tiled vanity with a wash hand basin, and a W.C. The bathroom is adorned with attractive granite tiles, has two Velux windows for ventilation, and provides access to eaves storage.

Outside, there is an attached garage with an electric roller door, power, and light. The utility area includes a stainless steel sink unit and plumbing for a washing machine. In the rear garden, you'll find an undercroft/workshop with a window, boiler, and hot water cylinder, perfect for hobbies or storing large items.



Living Room



Bedroom One



En-Suite Bathroom



Bedroom Two



En-Suite Shower Room



Bedroom Three

The property benefits from a gated driveway accommodating parking for at least two vehicles. The well-tended gardens exude a cottage garden feel, with colorful planted beds and borders in the front. The enclosed rear garden features a lawn, well-stocked flower beds, two timber sheds, and a summer house, making it particularly safe for children and pets. A paved seating area at the top of the garden is perfect for summer BBQs with friends and family. There is also an outside tap.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Dining Kitchen

30' 4" x 10' 0" (9.25m x 3.07m)

Cloakroom

Living Room

15' 10" x 13' 10" (4.83m x 4.24m)

Bedroom Two

10' 7" x 8' 3" (3.23m x 2.54m)

En-Suite Shower Room

Bedroom One

13' 10" x 10' 11" (4.24m x 3.33m)

En-Suite Bathroom

First Floor:

Landing

Bedroom Three

13' 4" x 11' 0" (4.08m x 3.36m)

Stylish Bathroom

Parking: A gated driveway accommodates at least two vehicles.

Attached Garage

16' 6" x 8' 0" (5.05m x 2.45m)

Undercroft

13' 5" x 10' 2" (4.10m x 3.10m)

Services: Mains electricity, mains water, mains gas and mains drainage. Six solar panels.

Council Tax: Westmorland & Furness Council - Band E

Tenure: Freehold.

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

Request a Viewing Online or Call 01539 729711



Bathroom



Rear Garden



Rear Garden



Rear Aspect and Garden



Rear Garden

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

**What3Words Location & Directions:** [///bolt.ends.rather](http://bolt.ends.rather)

Leaving Kendal on the A65 Burton Road, proceed past the Kendal Leisure Centre. At the traffic lights, turn left onto Oxenholme Road. Continue past the Kendal Parks turning, and Number 36 can be found on the left-hand side just before the turnoff to The Oaks.

**Anti Money Laundering:** 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).

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## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01539 729711** or request online.



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# Oxenholme Road, Kendal, LA9

Denotes restricted head height

Approximate Area = 1333 sq ft / 123.8 sq m

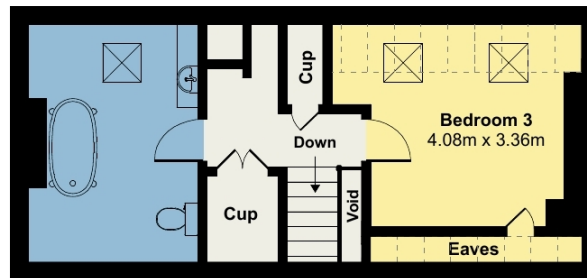
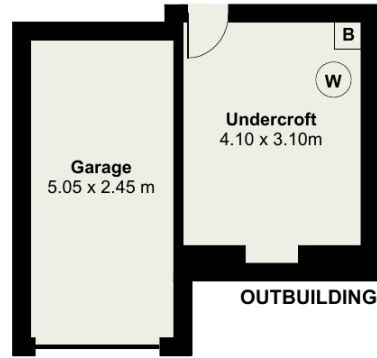
Limited Use Area(s) = 37 sq ft / 3.4 sq m

Garage = 133 sq ft / 12.3 sq m

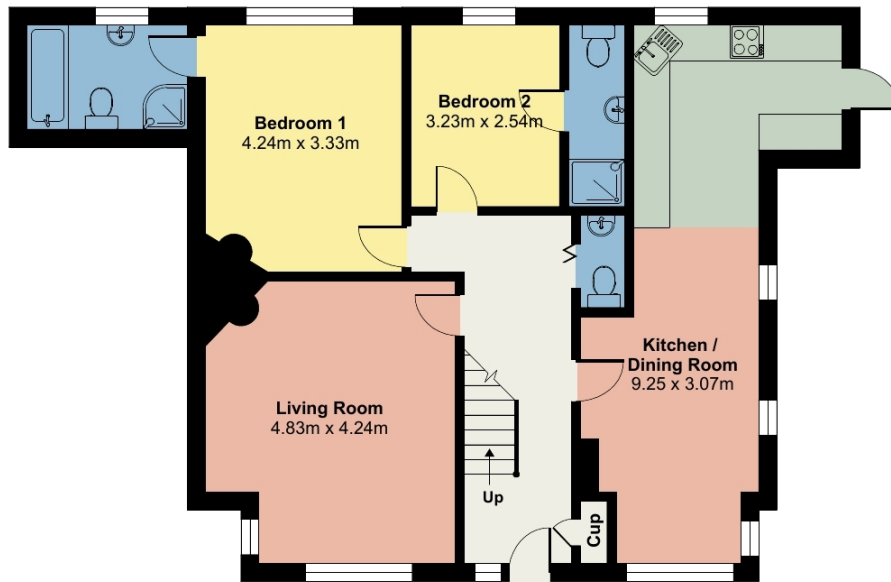
Outbuilding = 128 sq ft / 11.8 sq m

Total = 1631 sq ft / 151.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1167345

**Thoughts From The Owners:** We have found Oxenholme Road a very convenient place to live, with every access to the railway station, the hospital and ASDA. There are wonderful neighbours too!

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