

**HACKNEY  
& LEIGH**  
Sales



6 Oxenholme Road, Kendal

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Inner Hallway



Inner Hallway



Rear Garden

£500,000

6 Oxenholme Road  
Kendal  
Cumbria  
LA9 7NJ

This excellent detached true bungalow built in the 1940's enjoys a discreet setting on a large level corner plot in a most convenient location for access to supermarkets, schools transport and leisure facilities.

Tastefully and expertly improved and extended by the present owners, this first-class true bungalow offers generous living space that is complemented by the garage, private driveway and large gardens - in all a home of true quality.

**Description:** Situated to the south of the town is this three/four-bedroom detached family home that sits on a large level corner plot in a most convenient location offering easy access to shops, schools and transport. The present owners have in recent years altered and extended the original layout creating what is now a superb home for 21st century family living and enjoyment.

The attention to detail that has been undertaken can be seen from the moment you enter the hall with its wood flooring and oak architraves, skirting's and doors, and once you step through into the splendid open plan family living/dining kitchen with two sets of doors to the garden you will be moving in. The 21' living room with its wood burning stove again opens to the garden and there are three good double bedrooms and a study/single bedroom, a large four piece bathroom, utility and cloakroom. To complete the picture is a large detached garage with remote controlled door and the most delightful well tended gardens which need to be seen to be appreciated.

#### Accommodation (With Approximate Dimensions)

#### Inset Porch

**Entrance Hall** warm and welcoming with attractive wood flooring that runs through into the sitting room. Radiator and down lights.

**Inner Hall** 32' 4" x 2' 10" (9.86m x 0.86m) with access to loft space, down lights.

**Cloakroom** attractive tiled floor and walls, double glazed window and down lights. Pedestal wash hand basin, WC and vertical towel radiator. Built in cloaks cupboard and shelved alcove.



Large Open Plan Family/Living/Dining Kitchen



Open Plan Kitchen



Open Plan Kitchen



Living Room



Living Room

**Sitting Room** 21' 10" into bay" x 16' 11" (6.65m x 5.16m) a delightful room with double glazed bay and double doors opening to the garden. Attractive wood flooring, inset wood burning stove and granite hearth and log store. Two radiators, down lights and TV aerial point.



Splendid Living Room with Doors To The Garden

**Splendid Open Plan Family/Living/Dining Kitchen** 20' 4" x 19' 6" (6.2m x 5.94m) light and bright with attractive Amtico flooring (underfloor heating to the living area) vertical radiator. A vaulted ceiling and exposed timbers, six double glazed windows and a Velux roof light and two sets of double doors opening to the gardens - a room for all the family to live/work and play in with. The kitchen is fitted with a range of contemporary gloss units including a larder unit with pull out drawer, built in Bosch double oven and microwave and American style fridge freezer. Extensive island unit with Silestone worktop and breakfast bar, fitted cupboards and pan drawers, integrated Bosch dishwasher and inset sink with

mixer tap and four ring induction hob with suspended cooker hood and extractor over. Concealed Glow-worm gas central heating boiler.

**Utility Room** 7' 7" x 6' 3" (2.31m x 1.91m) with double glazed window. Fitted base units and complementary work surface. Plumbing for washing machine and space for tumble dryer.



Master Bedroom

**Bedroom 1** 17' 9" x 10' 10" (5.41m x 3.3m) an excellent double bedroom with aspect to the garden, double glazed window, radiator.

**Bedroom 2** 16' 3" x 12' 5" (4.95m x 3.78m) again overlooking the garden, radiator and double glazed window.



Bedroom Two



Bedroom Three

**Bedroom 3** 12' 5" x 9' 8" (3.78m x 2.95m) a dual aspect room with two double glazed windows to the front and side. Radiator.

**Study/Bedroom 4** 8' 11" x 5' 4" (2.72m x 1.63m) with radiator, double glazed window.

**Bathroom** attractive tiled floor and complementary tiled feature walls. A four piece suite comprises; deep free standing bath and tap with shower mixer, wall hung WC and wash hand basin, large walk-in shower with glazed screen and Mira shower with rainfall head . Vertical towel radiator, down lights, extractor fan and double glazed window.

#### Outside

**Detached Garage/Workshop** 31' 4" x 10' (9.55m x 3.05m) with electric up and over door, power and light. Two windows, side door. To the front of the property and garage is a driveway providing off road parking for four cars.

The gardens are a true delight offering privacy and seclusion with mature tree and hedge screens, colourful beds and borders planted with a wide variety of specimen trees and shrubs and large well tended lawns to three sides. Large garden shed.

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

**Council Tax:** South Lakeland District Council - Band F

**Tenure:** Freehold

**Viewing:** 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.



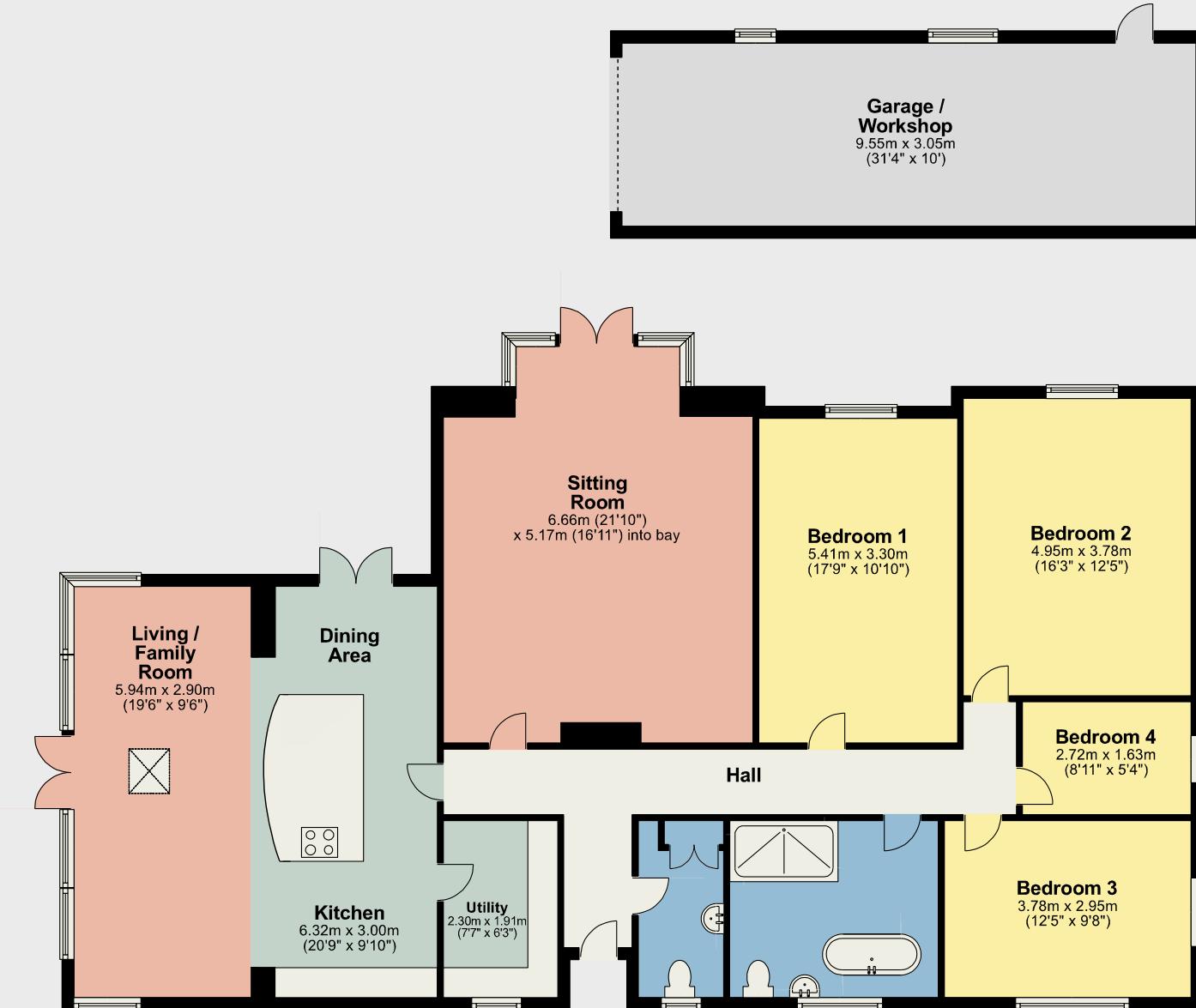
Four Piece Bathroom



Four Piece bathroom

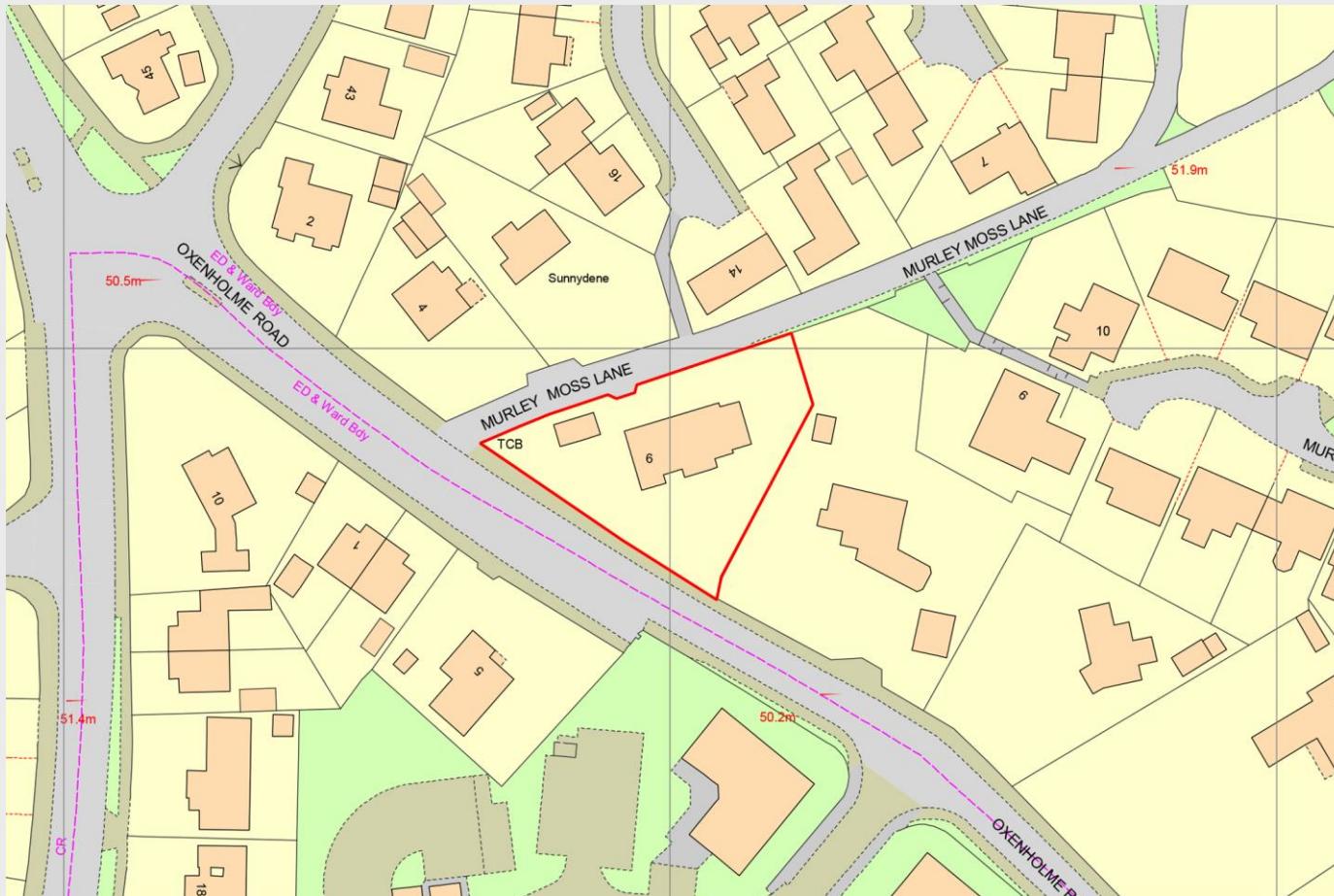


Large Garage



Total area: approx. 199.9 sq. metres (2151.4 sq. feet)

For illustrative purposes only. Not to scale. REF: K6341



**Location:** Situated on the south east side of Kendal, Oxenholme Road is conveniently situated for local amenities including the Oxenholme Main Line Railway Station, The Westmorland General Hospital, Asda and the Kendal Leisure Centre. Also within easy reach are several primary schools and a secondary school.

Leaving Kendal on the A65 Burton Road proceed past the Kendal Leisure Centre and on reaching the traffic lights bear left onto Oxenholme Road, take the first left into Murley Moss Lane and the property is the first on your right hand side.

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