



Oxenholme

£325,000

8 Bolefoot, Oxenholme, Kendal, LA9 7EX

Nestled in a village location, this semi-detached property offers a well-designed layout for modern living. The ground floor welcomes you with an entrance porch, leading to a convenient cloakroom. There is a spacious living room, perfect for relaxation. The family room provides a versatile space, while the dining kitchen becomes the heart of the home, complemented by the flexibility of a fourth bedroom or study. Upstairs, the first floor hosts three bedrooms, alongside the house bathroom.

The property's exterior features easy to manage, tiered front and rear gardens, providing outdoor spaces for leisure, and the convenience of off-road parking for two vehicles. This property allows a new owner to walk in and immediately enjoy the wonderful living space.



4



1



2



D



Openreach
available



Off road
parking

Quick Overview

Semi-detached property

Two reception rooms & open plan dining kitchen

Four bedrooms

House bathroom

Off road parking for two cars

Front and rear gardens

Village location

Gas central heating

Good transport links

Openreach broadband available in the area

Property Reference: K6790



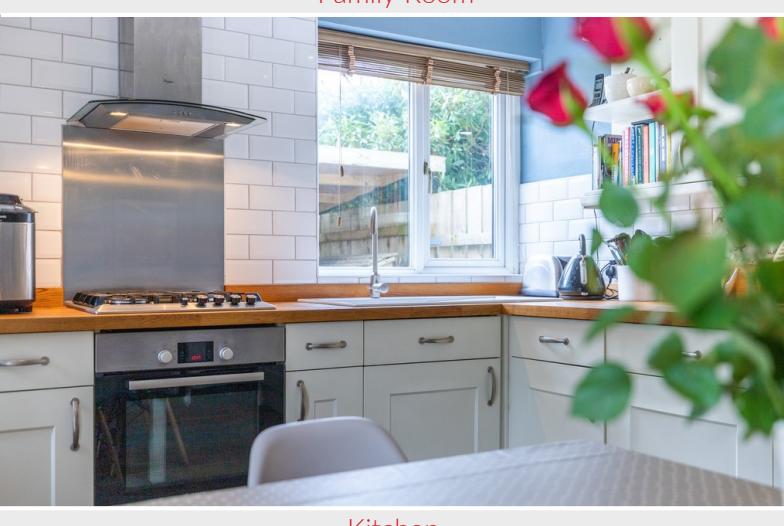
Porch



Living Room



Family Room



Kitchen

Location: From Kendal take the Burton Road to the south east of the Town Centre proceed past Asda and The Westmorland General Hospital and turn left into Oxenholme onto Helmside Road. Take the turning left into Bolefoot and follow the road bearing left and number 8 is then found on your left hand side. A children's play area can be found opposite to the house and Oxenholme offers a village store, good bus service, easy access to the railway station and is in the catchment area for St Marks primary school at Natland.

Property Overview: This well-presented property, situated in Oxenholme village, offers a spacious layout featuring three bedrooms and a house bathroom on the first floor. With the living room, family room, fitted dining kitchen, bedroom4/study and practical porch and cloakroom on the ground floor.

The property benefits from gas central heating, UPVC double glazing, easy to manage front & rear gardens and off road parking for two vehicles.

Upon entering through the front door into the large porch with attractive tiled floor, you will find plenty of space for hanging your coats. It leads to a convenient cloakroom with WC and fitted vanity unit with wash hand basin.

Through into the entrance hall with the stairs to the first floor, you will find access to bedroom4/study which is a versatile room ready for the new vendor to use as they wish.

Stepping into the warm and welcoming living room with the window to the front, the focal point of the room is the cast iron multi fuel stove with timber mantle and attractive tiled hearth and two matching alcoves with built in wardrobes and shelving.

Through the concertina doors into the family room, which is an great additional space for the family to enjoy! With UPVC double glazed window, Velux roof light and Amtico flooring which flows through into the excellent dining kitchen.



Living Room



Dining Kitchen



Landing



Bedroom 2



Bedroom 3



Bedroom 4/Study

The kitchen is tastefully designed with part tiled walls and with a combination of wall and base units with inset Villeroy & Boch sink with a half and drainer. There is a pantry and under stairs cupboard offering additional organisational space and a cupboard housing the wall mounted Worcester boiler. Integrated appliances include a built in oven with a four-ring gas hob and a stainless steel extractor overhead, as well as a built-in dishwasher. Plumbing for washing machine and space for free standing fridge/freezer.

Up onto the first floor you will find the three bedrooms and the bathroom.

Bedroom one is good size double room with a dual aspect to the front and rear and has the benefit of a linen cupboard. Whilst bedroom two and three have aspect to the side.

Completing the picture is the house bathroom with part tiled walls, heated towel rail and down lights. The three piece suite comprises; a panel bath with rain head shower and separate hand held shower, fitted vanity unit with WC and wash hand basin.

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Cloakroom

Entrance hall

Living Room

14' 10" x 11' 5" (4.52m x 3.48m)

Family Room

11' 1" x 8' 10" (3.38m x 2.69m)

Dining Kitchen

15' 1" x 12' 3" (4.6m x 3.73m)

Bedroom 4/Study

11' 10" x 9' 4" (3.61m x 2.84m)

First Floor

Bedroom One

14' 10" x 11' 5" (4.52m x 3.48m)

Bedroom Two

9' 5" x 8' 10" (2.87m x 2.69m)

Bedroom Three

8' 10" x 6' 7" (2.69m x 2.01m)

Bathroom



Bedroom 1



Bathroom



Rear Garden



Rear Garden



Play park opposite the property

Outside: The property benefits from a driveway to the front providing off road parking for two vehicles. The gardens are well tended, the front garden is tiered and planted with established flower beds. Gated side access leads round to a private enclosed garden with paved patio and steps leading up to a raised garden with lawn and well stocked beds and borders.

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

Tenure: Freehold

Council Tax: Westmorland and Furness Council - Band C

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: ///commented.vocal.plays

Meet the Team

Keira Evans

Branch Manager & Valuer

Tel: 01539 729711

Mobile: 07469 857687

keiraevans@hackney-leigh.co.uk



Hayley Wilson

Assistant Manager & Property Valuer

Tel: 01539 729711

kendalsales@hackney-leigh.co.uk



Ellie Graham

Sales Team

Tel: 01539 729711

kendalsales@hackney-leigh.co.uk



Shannon Hipwell-Dixon

Sales Team

Tel: 01539 729711

kendalsales@hackney-leigh.co.uk



Gail Reaney

Viewing Team

Tel: 01539 729711

kendalsales@hackney-leigh.co.uk



Maurice Williams

Viewing Team

Tel: 01539 729711

kendalsales@hackney-leigh.co.uk



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



Book Online Now

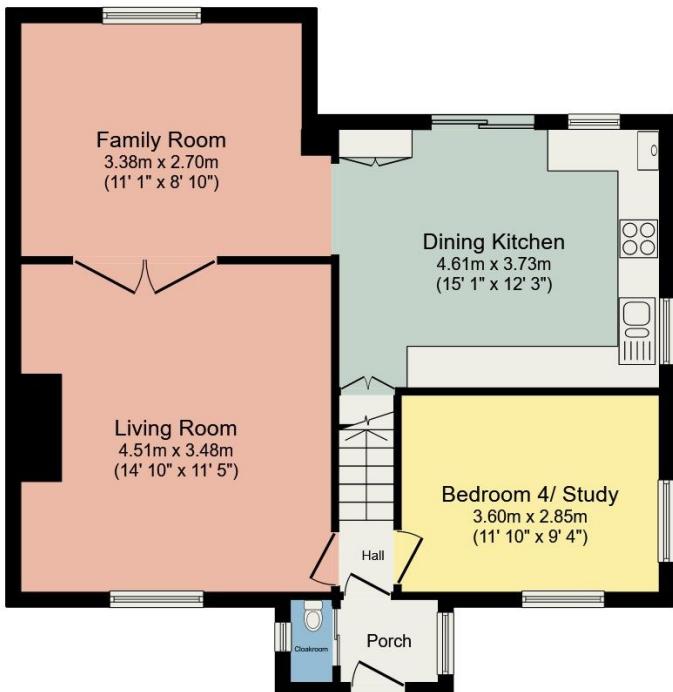


Need help with **conveyancing**? Call us on: **01539 792032**

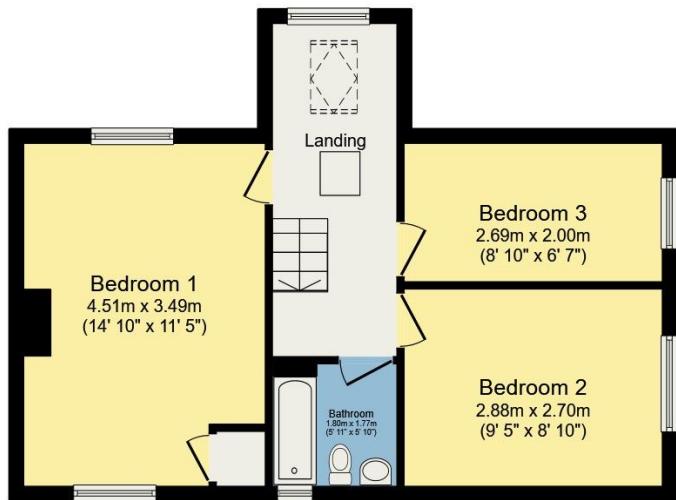


Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk



Ground Floor



First Floor

Total floor area 119.4 m² (1,285 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

A thought from the owners... "The park on your doorstep and an excellent primary school within walking distance make this a great family home".

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 27/02/2024.

Request a Viewing Online or Call 01539 729711