



Kendal

£325,000

22 Oak Tree Road, Kendal, Cumbria, LA9 6AN

Located in the highly sought-after area of Kendal, 22 Oak Tree Road is a detached bungalow offering the opportunity for new owners to create their dream home. This accommodation features three good-sized bedrooms, a living room and a through dining room that flows into a bright breakfast kitchen, a modern bathroom and separate W.C. The bungalow is now a blank canvas, ready for personal touches and customisation to suit any lifestyle.

The property is surrounded by gardens on all four sides, providing ample outdoor space for relaxation and gardening. It also includes a garage with a remote-controlled electric door and a driveway offering generous off-road parking for multiple vehicles. With the benefit of gas central heating and UPVC double glazing throughout, this home's prime location and features make it a must-see! An early viewing is highly recommended to fully appreciate the bungalow's potential.

Quick Overview

- Detached bungalow in a prime location
- Bright living room
- Modern dining kitchen
- Stylish house bathroom & separate W.C
- Three bedrooms
- Garage with electric door
- Driveway for off-road parking
- Gardens to four sides
- Blank canvas for a new owner
- Ultrafast broadband is available



3



1



1



D



Ultrafast
broadband is
available



Garage &
Driveway

Property Reference: K6933



Living Room



Dining Kitchen



Kitchen



Modern Bathroom

Property Overview: The property is situated in Kendal, often referred to as the Gateway to the Lakes, with easy access to Junctions 36 and 37 of the M6 motorway. The town's train station provides connections to Windermere Station and Oxenholme Station, where you can reach London in under three hours.

Oak Tree Road is a highly sought-after residential area. Nearby amenities include doctors' surgeries, Kendal Leisure Centre, and an ASDA supermarket, all just a short distance away. The town centre is within walking distance, and a nearby bus stop on Sedbergh Road offers regular service, further enhancing the convenience of this prime location.

Upon entering, you are greeted by an L-shaped entrance hall featuring a double built-in storage cupboard, providing ample space for everyday coats and shoes, keeping them neatly out of sight. The hallway also offers access to the insulated loft.

To the right, you will find the bright and airy living room, which overlooks the rear garden and includes an access door to the dining room.

The dining room enjoys plenty of natural light and flows seamlessly into the modern kitchen. With room for a dining table and chairs, this area is perfect for family meals or entertaining guests. A door leads directly from the dining room to the side garden. Additionally, there is a cupboard housing the wall-mounted boiler, offering extra storage for household items.

The kitchen is fitted with a range of modern shaker-style wall, base, and drawer units, complemented by work surfaces and an inset stainless steel sink with drainer. Fitted appliances include a Lamona built-in oven, electric hob with extractor, dishwasher, integrated fridge and plumbing for a washing machine.

Returning to the hallway, you will find the three bedrooms. Bedrooms one and two are both generous doubles with views over the front garden, while bedroom three is a good-sized single room with an outlook to the side.

The interior is completed by a stylish, modern bathroom featuring tiled floors and walls, a panel bath with a shower over, a countertop wash hand basin, and a W.C. Additionally, there is a separate door from the hallway leading to another W.C. and wash hand basin.

Outside, the front of the property features a driveway with ample parking for several vehicles, leading to the garage. In front of the garage, there is a covered area along with an open entrance porch that provides access to the home. Gated side access leads to the private rear garden, which includes a lawn bordered by a rear wall for added privacy. There is also a lawned side garden with a gate, water tap, and apple tree, as well as a front lawn garden complemented by shrubbery and planted borders.

Accommodation with approximate dimensions:

L-Shaped Entrance Hall

Bright Living Room

13' 1" x 10' 11" (3.99m x 3.35m)

Dining Area

10' 11" x 9' 3" (3.33m x 2.82m)

Modern Kitchen

9' 6" x 9' 1" (2.92m x 2.77m)

Bedroom One

12' 2" x 11' 10" (3.71m x 3.63m)

Bedroom Two

11' 10" x 11' 1" (3.61m x 3.40m)

Bedroom Three

Modern Bathroom

Seperate W.C.

Parking: The garage is equipped with an electric remote-controlled roller door, a door to the rear garden and a window on the side. It also has power and lighting connected. Additionally, the driveway in front provides ample off-road parking for multiple vehicles.

Garage 17' 10" x 8' 7" (5.44m x 2.62m)

Services: Mains gas, drains, water and electricity.

Council Tax: Westmorland & Furness Council - Band D

Tenure: Freehold.

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 Location & Directions: [///spoke.public.family](https://www.what3words.com/#!/spoke.public.family)

From Kendal Town Centre, follow the one-way system and signs for the A684, Sedbergh Road. After passing under the railway bridge and the junctions for Sandylands and Dalton Road, you will find the entrance to Oak Tree Road on the left, just past Old Sedbergh Road. The property is located on the right-hand side and can be easily identified by our 'For Sale' sign.

Anti-Money Laundering Regulations (AML)

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



Bedroom One



Bedroom Two



Bedroom Three



Rear garden and aspect

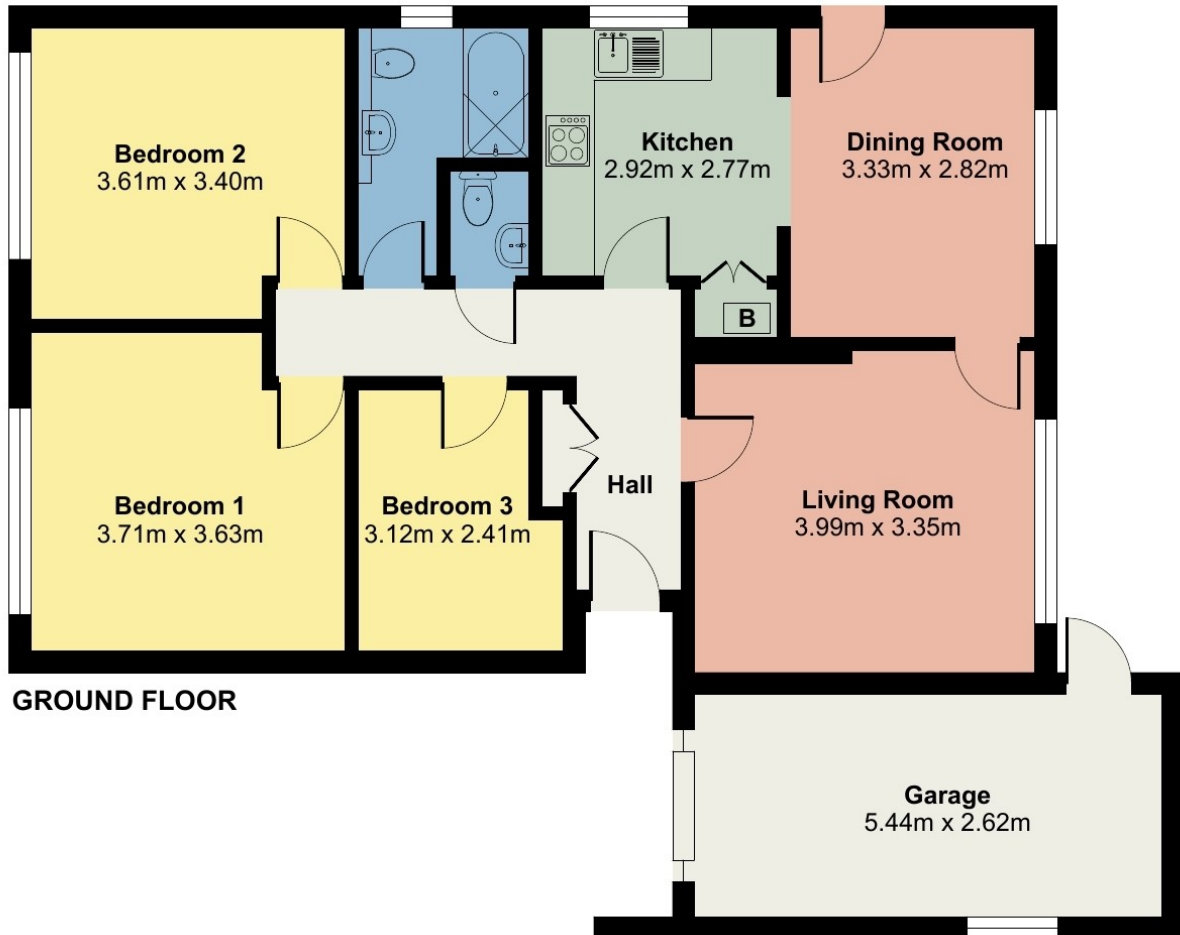
Oak Tree Road, Kendal, LA9

Approximate Area = 913 sq ft / 84.8 sq m

Garage = 151 sq ft / 14 sq m

Total = 1064 sq ft / 98.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hackney & Leigh. REF: 1182626

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 09/09/2024.

Request a Viewing Online or Call 01539 729711