



## Oxenholme

**£300,000**

24 Fell Close, Oxenholme, Kendal, LA9 7ES

Located in a quiet cul-de-sac, this well-proportioned semi-detached family home offers both comfort and convenience. The property features off-road parking, a detached garage and low-maintenance front and rear gardens. Inside, the ground floor comprises a welcoming living room, a separate dining room and a kitchen, creating a functional space for everyday family life.

Upstairs, you'll find three good-sized bedrooms and a family bathroom, providing ample space for a growing family. With its prime position in Oxenholme, the home is just a short drive from the lively market town of Kendal and enjoys easy access to the mainline railway and M6 motorway, ideal for commuters. This property offers a unique opportunity to enjoy village life with all the modern amenities. An early appointment to view is highly recommended.

### Quick Overview

- Semi-detached property
- Living room, dining room & kitchen
- Three double bedrooms
- Bathroom
- Front and rear gardens
- Off road parking & detached garage
- Village location
- Gas central heating
- Early viewing recommended!
- Openreach Broadband available



3



1



2



D



Openreach  
Broadband



Off road  
parking

Property Reference: K6967



Living Room



Kitchen



Dining Room



Bedroom One

**Property Overview:** Oxenholme is a quaint village located just a few miles from the bustling market town of Kendal, in the heart of Cumbria. Known for its picturesque surroundings and friendly community, Oxenholme offers a peaceful retreat while still providing easy access to modern amenities. The village is particularly well-connected, boasting a mainline railway station that offers direct services to major cities and links to the M6 motorway, making it an ideal location for commuters.

Entering through the side door, you're welcomed into an entrance hall with stairs leading to the first floor and convenient access to both the living room and kitchen. A practical cloaks cupboard offers ideal storage for coats and shoes and houses the wall-mounted Worcester boiler.

Enter the living room, featuring a large picture window overlooking the front garden and the Helm grounds and a feature fireplace with an electric fire and gas point. A door leads through to the separate dining room, which enjoys views of the rear garden and provides direct access to the kitchen.

The kitchen, with views over the rear garden, is fitted with wood wall and base units with complementary work surfaces, with inset sink and drainer and coordinating part-tiled walls. It includes plumbing for a washing machine, space for a fridge and a slot for an oven (gas point available). A useful understairs cupboard provides additional storage and a door offers direct access to the rear garden.

Heading up to the first-floor landing, you'll find a window filling the space with natural light and access to the loft. This floor includes three bedrooms and a family bathroom.

All three bedrooms are spacious doubles. Bedroom one features a front aspect with views across to The Helm, bedroom two offers a side aspect, and bedroom three enjoys a rear aspect with lovely views of the open countryside. The house bathroom includes a three-piece suite comprising: a panel bath with a shower over, a WC and a wash hand basin. It features tiled walls, a window and an airing cupboard that houses the hot water cylinder.

Completing the property, the outdoor space features a driveway and a low-maintenance front garden adorned with decorative stone. The expansive rear garden boasts an elevated patio area, a large lawn with mature flower borders. Additional outdoor features include a garden store and two dog kennels.

**Accommodation with approximate dimensions:**

**Ground Floor**

**Entrance Hall**

**Living Room**

17' 3" x 10' 11" (5.27m x 3.35m)

**Kitchen**

9' 8" x 11' 1" (2.95m x 3.38m)

**Dining Room**

9' 9" x 8' 10" (2.98m x 2.70m)

## First Floor Landing

### Bedroom One

12' 5" x 10' 11" (3.79m x 3.35m)

### Bedroom Two

10' 11" x 10' 7" (3.35m x 3.25m)

### Bedroom Three

9' 8" x 8' 9" (2.97m x 2.67m)

### Bathroom

### Detached Garage

19' 7" x 7' 10" (5.97m x 2.41m) with up and over door, power and light and inspection pit. Newly fitted roof.

**Parking:** Off road parking

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

**Council Tax:** Westmorland & Furness Council - Band C

**Tenure:** Freehold

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

**What3Words Location & Directions:** ///such.mugs.loved

From Kendal proceed south out of town along the A65 continue past the Westmorland General Hospital, proceed past the entrance to Oxenholme on your left and take the next right into Fell Close, head down the cul de sac and number 24 can then be found on your right hand side towards the end. The cul-de-sac of Fell Close adjoins the main line Euston to Glasgow railway.

### Thoughts from owners:

"This is a quiet and peaceful cul de sac with lovely views front and rear"

### 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 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).



Bedroom Two



Bedroom Three



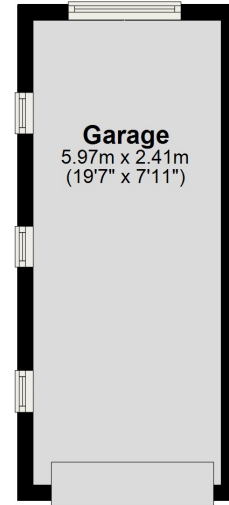
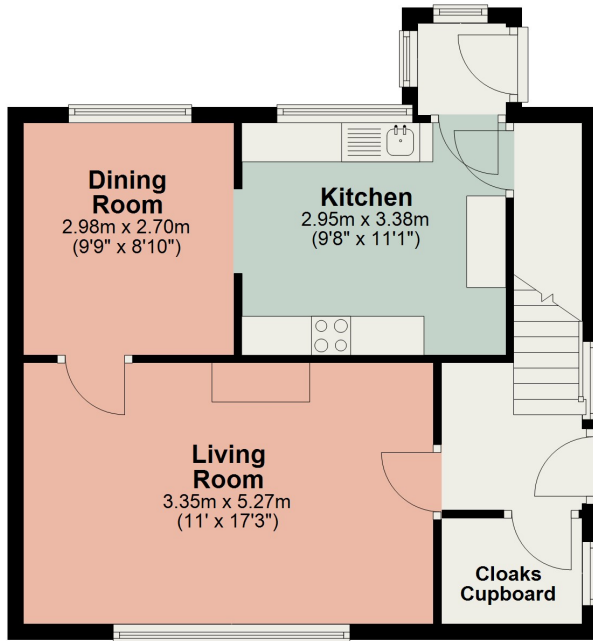
Elevated rear garden



Rear Garden

## Ground Floor

Approx. 61.8 sq. metres (665.6 sq. feet)



## First Floor

Approx. 46.0 sq. metres (495.1 sq. feet)



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 04/11/2024.

Request a Viewing Online or Call 01539 729711