



16 OAK TREE ROAD, KENDAL, CUMBRIA, LA9 6AN  
**£430,000**

**MILNE MOSER**  
SALES + LETTINGS



16 OAK TREE ROAD  
KENDAL  
CUMBRIA  
LA9 6AN



4



2



3



GARAGE &  
PARKING

#### OVERVIEW

With views at the rear towards Kendal Castle and Scout Scar, this extended detached bungalow is affectionately known as 'Castle Corner' by the current owners and has been extensively updated throughout. There is ample accommodation on offer with a total of four bedrooms, three bathrooms/shower rooms, a lovely light living room, a kitchen diner and a conservatory - a truly versatile home with space for everyone. Cleverly reconfiguring the layout has created a double height hallway, a gallery landing and two bedrooms and shower room within the roof space, perfect for families or visitors. The two ground floor bedrooms are good sized doubles with one having an ensuite. Externally, there is a pleasant front garden which is lawned and ideal for pets and children, a patio at the side provides space for outdoor dining and there is additional space at the rear. Parking to the double driveway and a garage. Gas centrally heated and UPVC double glazed. Available with no onward chain, a viewing is highly recommended.

#### ACCOMMODATION

A UPVC double glazed door leads into the porch and a further glazed door into the hall. Hanging space for coats.

#### HALL

12' 8" x 8' 8" (3.86m x 2.64m)

An impressive double height hallway having stairs with leading to the first floor, two wall lights, a ceiling light and radiator. Oak doors lead to every room and are complemented by the oak banister and spindles of the stairs. Under stairs cupboard.







#### LIVING ROOM

16' 0" x 11' 7" (4.89m x 3.54m)

Two UPVC double glazed windows face the front aspect and there is a further UPVC double glazed window at the side. A modern gas fire with pebble style bed provides a focal point and there are three wall lights and a radiator. Half glazed double doors lead to the dining area.

#### KITCHEN DINER

16' 0" x 10' 9" (4.89m x 3.28m)

Perfect for socialising, the kitchen diner connects to the conservatory with glimpses of Kendal Castle in the distance. Fitted with pale wood effect base and wall units with red granite style worktops and tiled splashbacks. A stainless steel one and a half bowl sink is centrally located on the breakfast bar/island and there is a gas hob, integrated microwave, electric oven and a dishwasher. There is plumbing for a washing machine and space for an undercounter fridge. Two ceiling lights and a radiator. Dimensions of the room easily allow for a family dining table.

#### CONSERVATORY

12' 5" x 5' 3" (3.79m x 1.60m)

UPVC double glazed to three sides and fully glazed roof, the conservatory has views at the rear over rooftops to Kendal Castle. A door at the side leads to a patio and the garage.

#### BEDROOM

9' 5" x 13' 2" (2.88m x 4.01m)

UPVC double glazed windows face the front and side aspects. Radiator and a ceiling light.



#### ENSUITE

7' 5" x 4' 1" (2.25m x 1.24m)

A UPVC double glazed window to the front elevation. Fitted with a quadrant shower cubicle, WC and a pedestal wash hand basin. The splashbacks and cubicle are tiled and there is a ceiling light, extractor, wall light and radiator.

#### BEDROOM

13' 11" x 9' 4" (4.25m x 2.84m)

The second generous double bedroom has a UPVC double glazed window, ceiling light and radiator.



#### BATHROOM

8' 0" x 7' 6" (2.44m x 2.28m) excluding cupboard

Frosted UPVC double glazed window to the rear aspect. Fitted with a bidet, WC, pedestal wash hand basin and a bath with shower above and screen. There is white tiling to the walls with tasteful border, a wall light, mirror and chrome heated towel rail. A built in cupboard provides all important storage and there is a ceiling light and extractor.

#### LANDING

A galleried landing with a Velux rooflight, a ceiling light and radiator.

#### BEDROOM

15' 11" x 11' 5" (4.84m x 3.49m)

Three Velux rooflights flood the third bedroom with natural light and there is low level boarded eaves storage, two ceiling lights and a radiator.

#### BEDROOM/STUDY

9' 5" x 13' 8" (2.88m x 4.15m)

Perfect as a home office but equally suited to a bedroom, the fourth bedroom has three Velux rooflights, a radiator and ceiling light. There are coat hooks and access to the boarded eaves storage.

#### SHOWER ROOM

8' 0" x 6' 0" (2.43m x 1.82m)

A UPVC double glazed window at the rear has a lovely view over rooftops to Kendal Castle, Serpentine Woods and Scout Scar. Fitted with a double shower cubicle, a pedestal wash hand basin, WC and bidet. There is a chrome heated towel rail, ceiling light and extractor. White tiling with border.

#### EXTERNAL

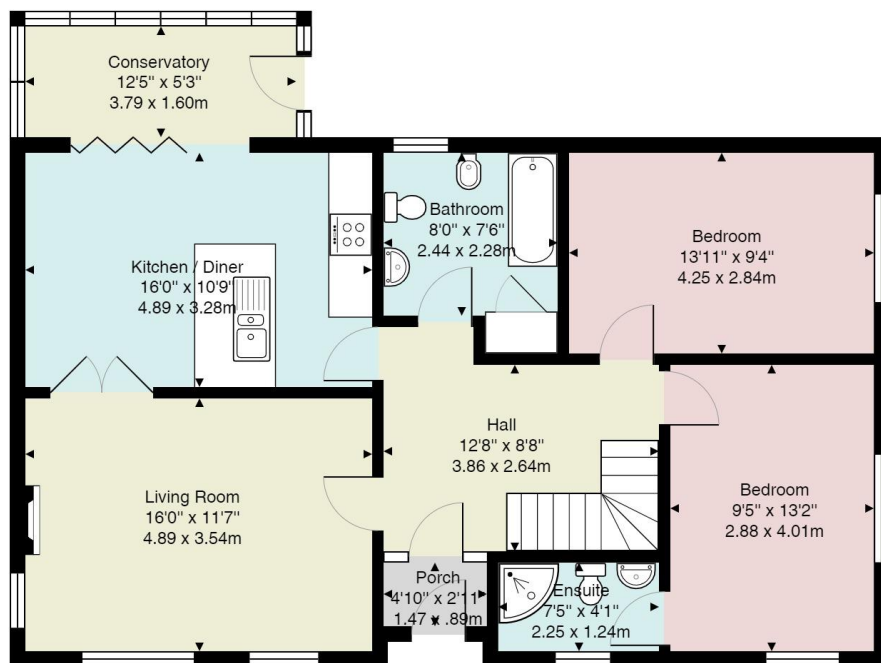
Being positioned on the corner of Oak Tree Road and Rowan Tree Crescent, the bungalow has a pretty enclosed front garden planted with perennials, a private patio bounded by trellis and a seating area at the rear. The green space extending to the road also belongs to the property. At the rear is a double driveway and access to the garage.

#### GARAGE

8' 11" x 18' 8" (2.72m x 5.69m)

Up and over door, power and light. Pedestrian door at the rear, wall mounted Viessmann boiler and a tap.





Ground Floor



1st Floor

Approx. Total Area: 1576 ft² ... 146.4 m²

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.  
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.  
Measurements are approximate and for display purposes only









#### DIRECTIONS

Leaving Kendal on Sedbergh Road, pass the allotments and pedestrian crossing and onto Castle Green Lane. Turn left onto Oak Tree Road. Number 16 is located on the right hand side on the corner with Rowan Tree Crescent. The front door is accessed from Rowan Tree Crescent.  
 what3words:///from.fine.priced

#### GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage. FTTP Broadband.  
 Tenure: Freehold  
 Council Tax Band: E

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit [www.ofcom.org.uk/phones-telecoms-and-internet/coverage](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
		69 C	78 C

# MILNE MOSER

## SALES + LETTINGS

### KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. [kendalproperty@milnemoser.co.uk](mailto:kendalproperty@milnemoser.co.uk)

Email. [lettings@milnemoser.co.uk](mailto:lettings@milnemoser.co.uk)

### MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. [milnthorpeproperty@milnemoser.co.uk](mailto:milnthorpeproperty@milnemoser.co.uk)



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.