



HILLS LEA, BURTON ROAD, OXENHOLME, KENDAL, CUMBRIA, LA9 7ER
£500,000

MILNE MOSER
SALES + LETTINGS

HILLS LEA, BURTON ROAD, OXENHOLME, KENDAL, CUMBRIA, LA9 7ER



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GARAGE &
PARKING

OVERVIEW

Set back from Burton Road, Hills Lea is a detached property with a fantastic garden and countryside views from virtually every window. The elevated position ensures the house is light and bright - the current owners have enhanced this with crisp white decor and bespoke glazed internal doors meaning each room makes the most of the natural light available. Immaculately presented and maintained, the layout will suit a variety of buyers. There are three bedrooms - all doubles and one of which is on the ground floor. Both shower rooms and the kitchen have been updated in recent years and have a high end finish and the kitchen has integrated appliances. The two reception spaces are perfect for relaxing and dining and there are lovely views from both. Moving outside, the property is a real surprise. Extensive well planned garden spaces extend to the front and rear, with ample parking and turning at the front and a garage. The rear garden has a lawned space, wildlife pond and generous sloping vegetable patch. Throughout the garden are many unusual specimen plants providing year round interest, many of which have been collected by the owners from travels around the UK. In summary, Hills Lea is a lovely family home with modern fittings throughout and excellent access to Oxenholme Station, primary schools, local supermarket, hospital and wider transport network.

ACCOMMODATION

From the driveway, UPVC double glazed sliding doors lead into the porch. Practical slate tiled flooring and feature glazed door and window set with wavy glass.





HALL

Attractive herringbone design Amtico flooring compliments the bespoke modern oak internal doors and there is period style panelling to the walls. Stairs lead to the first floor and there are two ceiling lights and a radiator. Under stairs cupboard with light.

SITTING ROOM

13' 5" x 14' 10" (4.10m x 4.52m) into box bay

UPVC double glazed patio doors within the box bay overlook the rear garden - there is a lovely view towards Scout Scar and is perfect place to watch the sunset. Recessed modern wall mounted gas fire, a ceiling light, radiator and a UPVC double glazed window at the side.

DINING ROOM

12' 5" x 16' 10" (3.78m x 5.12m) into box bay

A good sized room with space for a dining suite and sofa if required. Facing the front aspect with a view over the fantastic garden towards The Helm, the dining room has Amtico flooring, a ceiling light, radiator and a gas fired woodburner. UPVC double glazed box bay window.

KITCHEN

12' 4" x 8' 4" (3.75m x 2.53m)

Having a sleek minimalist feel, the kitchen has been fitted with white matte base and wall units, Corian style worktops incorporating the sink and upstands and under unit lighting. Induction hob with hood above, a pyrolytic double oven (one fan assisted), microwave, fridge, freezer and dishwasher. Heated towel rail, plinth fan heater and Amtico flooring. Downlights to the ceiling. The UPVC double glazed window has an excellent view over the garden to Scout Scar.



UTILITY ROOM

8' 7" x 5' 7" (2.62m x 1.69m)

Having space for an upright fridge and freezer, a ceiling light and extractor.

REAR PORCH

5' 2" x 4' 4" (1.59m x 1.31m)

UPVC double glazed window and external door. Plumbing for a washing machine, Belfast sink with shelf below and wood block worktops. Ceiling light.

BEDROOM THREE

12' 0" x 13' 4" (3.66m x 4.05m) into box bay

A UPVC double glazed box bay window faces the front aspect and has a view over the garden towards The Helm. Radiator, ceiling light and retained 1930s style tiled fireplace.

SHOWER ROOM

5' 1" x 8' 2" (1.56m x 2.48m)

UPVC double glazed window facing the rear aspect. A stylish shower room, fitted with a concealed cistern WC, vanity hand basin and shower enclosure with toiletry shelf and both fixed head and riser spray. Electric under floor heating and heated towel rail, an extractor and downlights to the ceiling.

LANDING

Having access to the loft, pine banister and a ceiling light. Bespoke doors lead to the two bedrooms and shower room

BEDROOM ONE

15' 5" x 10' 7" (4.70m x 3.24m) including wardrobes

Two UPVC double glazed windows face the side aspect - both with pleasant outlook. Four built in double wardrobes, two ceiling lights, a radiator and period style panelling. There is access to the generous eaves storage space which has a light.

BEDROOM TWO

12' 4" x 13' 5" (3.76m x 4.09m) including wardrobes

Having views towards distant Lakeland Fells, period style panelling, a ceiling light and a radiator. Two UPVC double glazed windows, a built in cupboard housing the Vaillant boiler and two further built in wardrobes/cupboards. Access to eaves storage which has a light.

SHOWER ROOM

6' 8" x 5' 9" (2.04m x 1.76m)

Fitted with a vanity hand basin, concealed cistern WC and quadrant shower cubicle with both fixed head and riser spray. Stylish tiling, a white heated towel rail, downlights and an extractor. The UPVC double glazed window has views towards Scout Scar.







GARAGE

9' 0" x 15' 7" (2.75m x 4.75m)

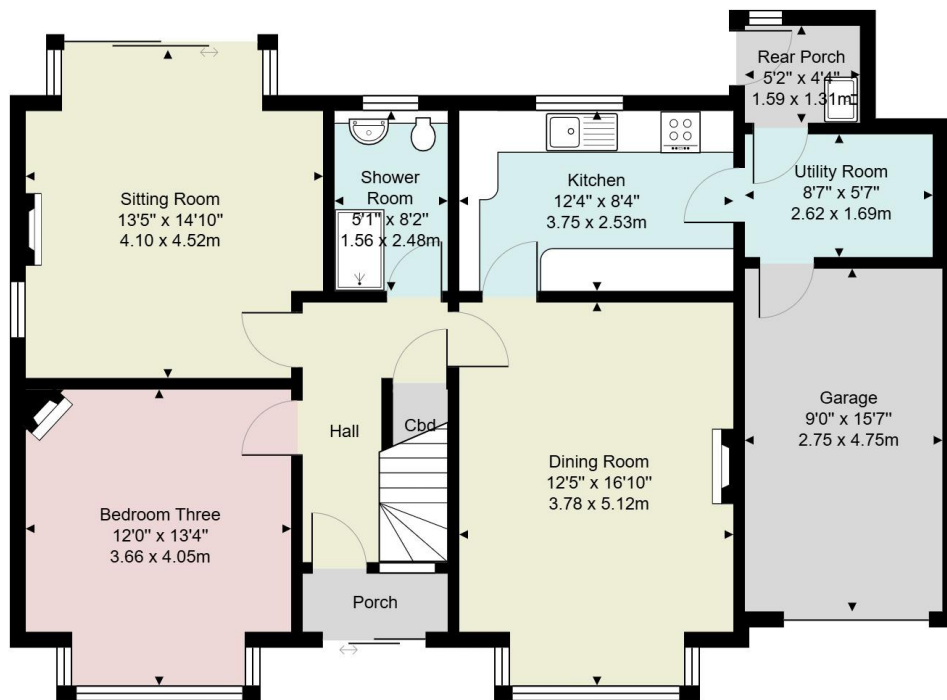
Having mezzanine storage in the roof space, an electric roller door, tap, power and light.

EXTERNAL

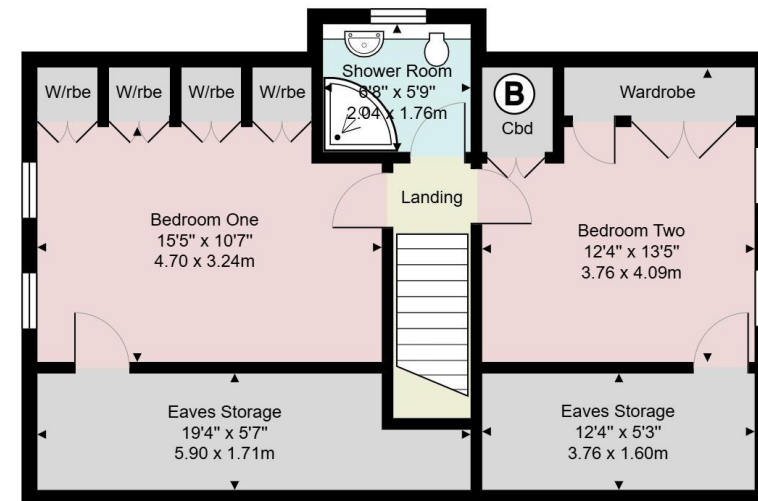
The garden spaces at Hills Lea are a true delight and have been developed and maintained by the owners for the past 20 years. At the front is ample block paved parking and turning space, steps lead up to the front patio and there is access at either side to the rear garden. The front garden is planted with numerous flowering and species shrubs, ornamental trees and flowering perennials, all set in edged beds with meandering gravel paths between.

The rear garden is an excellent size with a formal garden space close to the house. The patio and lawn have fantastic views and are bounded by a rock garden, cottage style borders and a wildlife pond. Moving down the garden and separated by fencing, is the vegetable plot. With space to grow numerous crops, the allotment also has a number of fruit trees, figs trees, fruit canes, a greenhouse and shed and is ideal for a keen amateur or seasoned gardener alike. Power and water are connected on this lower area.





Ground Floor



1st Floor

Approx. Total Area: 1678 ft² ... 155.9 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 Burton Road, A65, pass Asda and Westmorland General Hospital on the left. Pass the turning into Oxenholme village and the petrol station, also on the left. Turn right towards Castlestead View and immediately right again onto Burton Road. Hills Lea is on the left hand side towards the end of the cul de sac.

what3words:///lodge.magma.chefs

GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: E

EPC Grading: D

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. 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



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