



106 HELMSIDE ROAD, OXENHOLME, KENDAL, CUMBRIA, LA9 7HD
£395,000

MILNE MOSER
SALES + LETTINGS

- Recently Installed UPVC Double Glazing
- Gas Central Heating
- Replacement Boiler and Consumer Unit
- Freshly Painted Internally and Externally
- Good Sized Plot
- No Onward Chain



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GARAGE & PARKING

OVERVIEW

Having undergone updating and modernisation works in recent times, this smart two bedroom detached bungalow is ready for the new owners to move straight in.

Neutral decor complements the new carpets throughout creating a blank canvas plus there are tasteful pale kitchen units and a white wetroom suite. The layout is generous and flows from a central hallway - the lounge/diner, conservatory and larger double bedroom are at the rear of the bungalow and have a lovely view over Kendal towards distant hills, an unexpected bonus. Storage has been retained where possible with a coat cupboard, built in wardrobes to one bedroom plus a handy pantry in the kitchen. Externally, the works have continued with the driveway and parking being re-laid in low maintenance tarmac and the bungalow re-rendered and painted. The good sized detached garage will fit a car still leaving room for storage.

Available with no onward chain, this excellent bungalow has a good location close to Oxenholme Mainline Station, Westmorland General Hospital and supermarket.

ACCOMMODATION

The pretty coloured front door leads into a welcoming T shaped hallway with a tiled entry area, perfect for wet shoes and coats. The hallway is wider than expected and





more storage could easily be accommodated. There is a built in cupboard plus doors to the two bedrooms, wetroom, kitchen and lounge/diner. Entering the lounge/diner, you immediately notice how light the room is with two windows at one side plus a glazed door to the conservatory. There is a stone fire surround with grate for an open fire. The adjoining conservatory has a lovely view over the garden and Kendal towards distant hills. Fully double glazed including the roof, the conservatory has a radiator and lighting ensuring it is usable all year round and double doors lead to the garden. The kitchen is at the front of the bungalow. Pale grey units are complemented by the stone effect worktops and there is an electric cooker and a breakfast bar nook. The pantry has been retained providing further storage for dry goods and kitchen equipment and there is a side porch with access to the drive. The Ideal boiler is within a cupboard in the porch.

Both the bedrooms are good sized doubles with the larger having two built in double wardrobes and a lovely view at the rear. The wetroom is ideal for buyers with reduced mobility with an open shower area, WC and hand basin. Low maintenance flooring, a clad ceiling and aqua board panelling give the space a sleek modern feel and there is a chrome heated towel rail.

The bungalow sits centrally on the good sized plot with lawn spaces to the front and rear and a generous newly tarmac'd driveway at the side leading to the garage. Bounded by hedging and fencing, the garden spaces have scope for further landscaping. The detached garage is a good size and has an up and over door, pedestrian door plus there is power and lighting.



DIMENSIONS

Hall

Lounge/Diner 17' 6" x 10' 11" (5.33, x 3.32m)

Conservatory 13' 9" x 8' 2" (4.20m x 2.48m)

Kitchen 8' 6" x 11' 10" (2.58m x 3.62m) max

Bedroom 12' 10" x 10' 11" (3.91m x 3.32m) excluding wardrobes

Bedroom 8' 10" x 11' 10" (2.70m x 3.62m)

Wetroom 6' 4" x 8' 6" (1.92m x 2.59m)

Garage 10' 1" x 18' 0" (3.07m x 5.49m)

DIRECTIONS

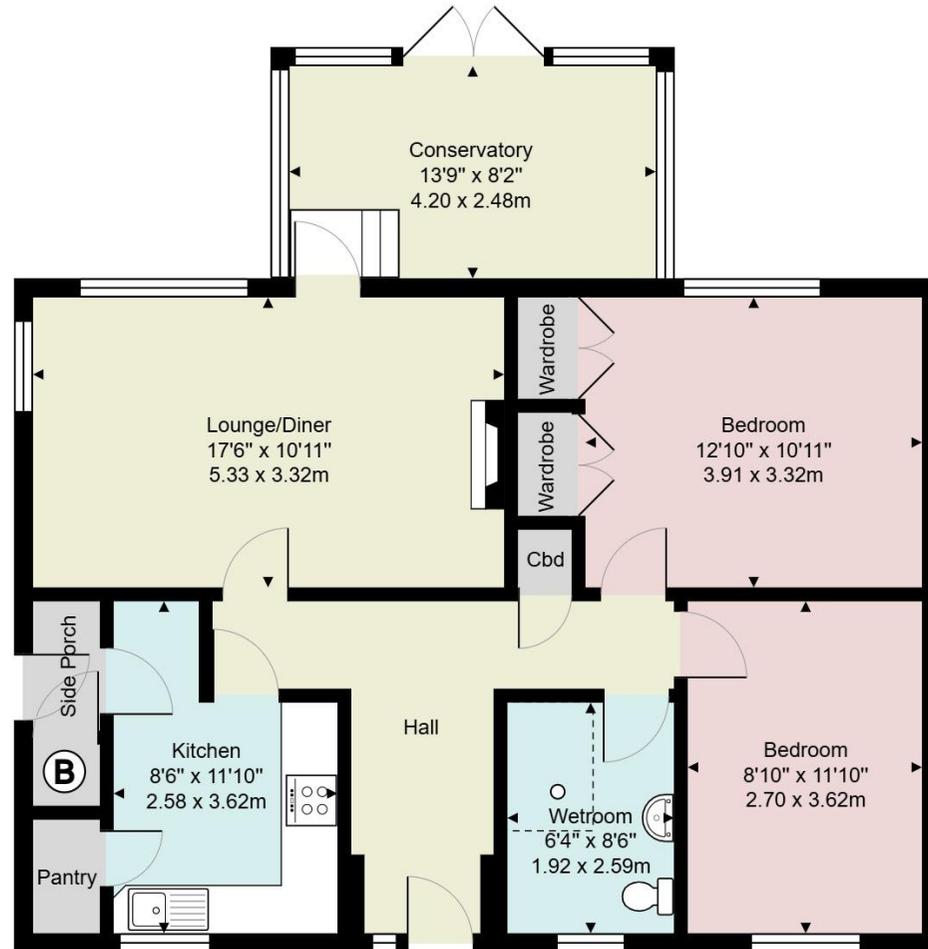
Leaving Kendal on Burton Road, A65, proceed straight through at the traffic lights with Heron Hill and at Asda roundabout. Continue up the hill passing Westmorland General Hospital. Turn left onto Helmside Road and continue towards the far end near the station. The bungalow is on the left hand side close to the turning to Helmside Gardens.

what3words.com/cards.green.rating









Approx. Total Area: 924 ft² ... 85.8 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

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

To arrange your viewing contact our Kendal Team

If you would like further information or insights prior to viewing, please contact Lorna Foley

ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: C

EPC Grading: C

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