



6 HOLLINS ROW, BURNESIDE, KENDAL, CUMBRIA, LA9 6QN  
**£265,000**

**MILNE MOSER**  
SALES + LETTINGS

- Delightful Cottage Feel Throughout
- Double Glazed - some UPVC
- Glazed Extension at Side
- Gas Central Heating
- Neutral Decor
- Viewing Essential



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PARKING

#### OVERVIEW

Well located for the village shop, primary school, station and bus service, this two bedroom end terraced house will appeal to a range of buyers and has a wonderful homely feel.

The pretty stone exterior is complemented by garden spaces at the front and side, a credit to the current owner and there is off road parking for two vehicles. The ground floor has been extended at the side with a garden/dining room and porch added – the glass roof is a lovely touch bringing extra light into the property. Both bedrooms are doubles, one has an ensuite cloakroom and the modern bathroom is on the ground floor.

#### ACCOMMODATION

Crossing the attractive front garden, a cheery pastel blue door greets visitors and leads into the porch/hallway. Benefitting from the glazed roof, this light bright space has a handy built-in double cupboard to keep the room clutter free and a period door leads to the lounge. Overlooking the front garden, the lounge has a wooden fire surround with an electric flame effect fire and period alcove shelving with cupboard beneath. One inner vestibule leads to the stairs and another to the bathroom. The kitchen has glazed doors to maximise light and is fitted with mid oak style units, marble effect worktops and a stainless steel sink. Built-in gas hob with a hood above and an electric oven beneath.





There is under unit lighting plus downlights to the ceiling. Moving into the garden/dining room, there is a lovely aspect across the garden from the French doors and windows. Also having a fully glazed roof, the space could easily be used as a studio, hobby or sun room or for dining. There are continuing kitchen units for further storage – the boiler is concealed to a cupboard. The bathroom is on the ground floor and is a good size. A shower bath with curved screen has been fitted along with a vanity hand basin and WC. The ceiling has been clad in PVC for ease and there is part tiling to the walls, a mirror with pelmet lighting and a chrome heated towel rail.

The first floor offers two double bedrooms. The larger of the two is at the front with a pleasant view over gardens opposite towards fields. An ensuite cloakroom has been added with a macerator WC and pedestal hand basin. The second bedroom has a view towards fields at the side and a built-in cupboard.

Externally, there is a lot to offer for a property of this style. Off road parking for two cars is at the front/side and there is a lovely front garden, laid with chippings and bounded by clipped evergreens and deep herbaceous borders. A gate leads into the side garden. Fully enclosed, the garden has a crazy paved patio, raised borders and a pond. The well planted borders are interspersed with acers and evergreens and there is a block built outhouse/store.



#### DIMENSIONS

Lounge 14' 9" x 11' 10" (4.49m x 3.61m)

Kitchen 8' 9" x 8' 9" (2.66m x 2.67m)

Garden/Dining Room 8' 3" x 18' 7" (2.53m x 5.65m)

Bathroom 5' 7" x 8' 9" (1.70m x 2.67m) min

Bedroom 14' 10" x 11' 8" (4.52m x 3.56m) max

Bedroom 14' 10" x 8' 8" (4.52m x 2.64m)

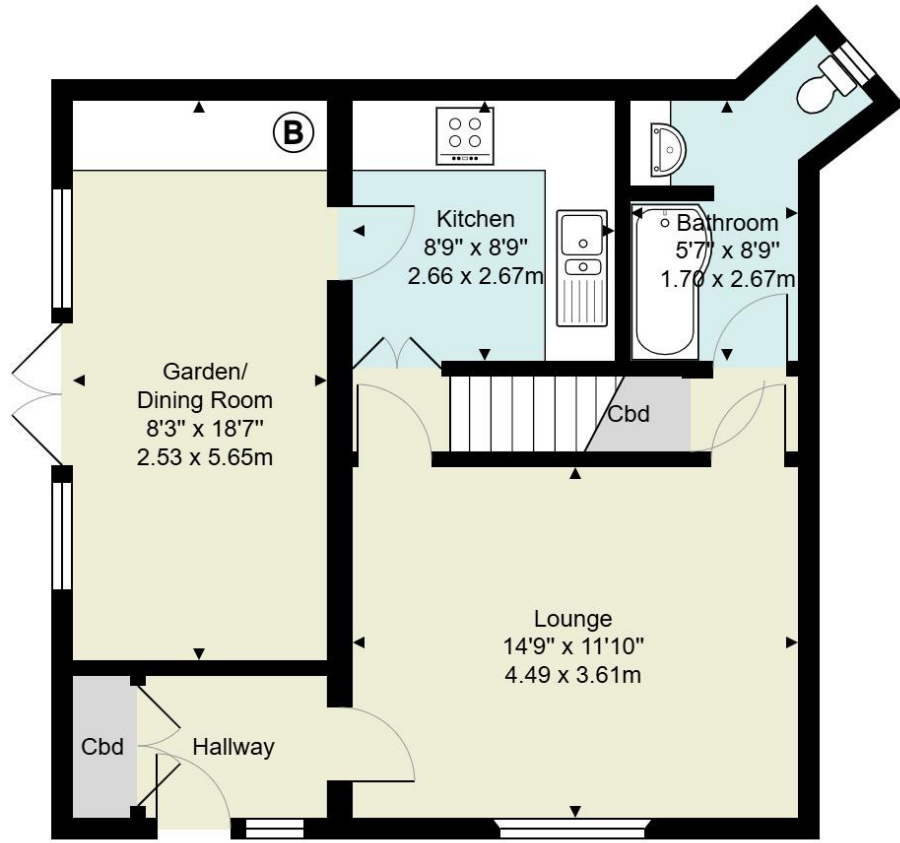
#### DIRECTIONS

Leaving Kendal on Burneside Road, proceed past Carus Green Golf Club and on towards Burneside village. Pass the primary school and bus stop on the left and turn left onto Hollins Lane. Hollins Row is on the right hand side with number 6 being the last house visible from the road. [what3words.com/tickling.sundial.humans](http://what3words.com/tickling.sundial.humans)

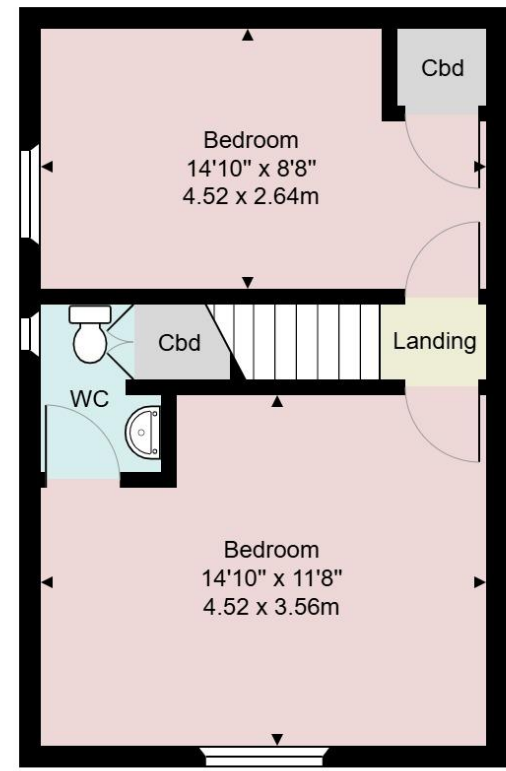








Ground Floor



1st Floor

Approx. Total Area: 938 ft<sup>2</sup> ... 87.2 m<sup>2</sup>

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		79 C
55-68	D	62 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. Number 6 has a right of access at the rear to maintain the bathroom window.

Council Tax Band: C

EPC Grading: D

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