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## Scar View Road

Oxenholme, Kendal, LA9 7EU

Offers Over £275,000



- Two Bed Semi Detached Bungalow
- Kitchen
- Wrap Round Gardens
- Detached Garage and Workshop
- No Chain
- Large Living Room
- Useful Attic Space
- Sunroom
- Parking For Two Vehicles
- Council Tax Band B

Tel: 01539 816399

# Scar View Road

Oxenholme, Kendal, LA9 7EU

Offers Over £275,000



A well-located two-bedroom semi-detached bungalow offered with the benefit of no onward chain. Positioned on a corner plot with manageable wrap-round gardens, the property has been extended and has generously sized rooms. Coming onto the house there is a welcoming hallway that provides access to all the accommodation. The large living room is open plan to the kitchen which creates a highly sociable space in which to relax with family and friends. Natural light floods in from two large format windows and there is step down to the kitchen area. Both the bedrooms are doubles and there is a sunroom leading off the larger of the two. A family bathroom completes the ground floor accommodation and there is then a useful attic room accessed by a pull-down ladder. The room is used by the current owners as an office and has a skylight window. The property has gas central heating and double glazing.

Outside, the bungalow is surrounded by low-maintenance garden areas, including a pleasant patio space, making it easy to enjoy the outdoors without extensive upkeep. A garage and workshop provide excellent additional storage or hobby space, and there is convenient off-road parking for two vehicles.

Positioned within easy reach of Oxenholme Mainline Station, Asda supermarket and Westmorland General Hospital, the property is ideally placed for local and regional connections.

## Entrance Hallway

As you enter the property, you are welcomed into a bright entrance hallway featuring tiled flooring and ample space for storage cupboards an ideal spot to neatly store shoes, coats and everyday essentials.

## Kitchen

Accessed from the hallway. The kitchen enjoy windows overlooking the front elevation garden, allowing plenty of natural light to flow in. It is fitted with warm wood-style base and wall units complemented by pale marble-effect worktops and tiled splashbacks. A one-and-a-half bowl sink with drainer sits beneath the window, and the cooking appliances include a gas hob with extractor hood above and an electric double oven with grill.

There is ample space for a family dining table, along with plumbing for a washing machine and room for a fridge-freezer. Downlights to the ceiling add a modern finish.

## Reception Room

Accessed from the hallway, the reception room is a generous and versatile space, providing ample room for both lounge and dining furniture. It features a charming box bay window, both overlooking the garden and filling the room with natural light. The room is finished with wood-effect flooring, downlights, a central ceiling light, and two modern vertical radiators, combining style with practicality.

## Bedroom One

Accessed from the hallway, Bedroom One is a well-proportioned double room with space for a double bed and wardrobes to provide ample storage. A window overlooking the side/rear patio, allowing natural light to brighten the space. The room is finished with wood-effect flooring and a radiator for comfortable, modern living.

## Bedroom Two

Accessed from the hallway, Bedroom Two is a comfortable double bedroom with ample space for a double bed and wardrobes to provide additional storage. Sliding doors open directly into the adjoining sunroom, allowing natural light to flow through and creating a bright, welcoming atmosphere.

## Bathroom

Accessed from the hallway, the bathroom features a four-piece suite comprising a bath with an overhead shower, WC, bidet, and a pedestal wash hand basin. The room is complemented by a radiator, extractor fan, and ceiling downlights. A frosted window provides natural light while maintaining privacy, and tiled walls add a stylish, easy to maintain finish.

## Sunroom

Accessed from the front of the property, the sunroom enjoys double-glazed windows on three sides and a polycarbonate roof, creating a bright and airy space. An external door leads directly onto the patio, while two wall lights and two radiators ensure comfort throughout the year. The room is finished with a tiled floor and can also be accessed internally from Bedroom Two, providing flexible living space.

## Attic Room

As you come up the wooden ladders, there is a versatile space offering additional storage within the eaves, this area is fitted with a radiator and ceiling downlights for year-round comfort. Velux rooflights frame a lovely view towards The Helm, filling the room with natural light. The eaves cupboards are also illuminated for added practicality. Currently used as an office, it provides an ideal work-from-home setup with high-speed FTTP broadband in the property throughout.

## Garage/Workshop

The garage is detached from the property and features an up-and-over door as well as a separate pedestrian door for convenience. Although the previous power supply to both the garage and workshop has been disconnected, a new cable has been installed and is ready for reconnection by the new owner. The adjoining workshop area is fitted with kitchen-style units, providing useful storage and workspace.

## Gardens

Beautiful garden spaces wrap around the front and side of the bungalow, featuring a well-kept lawn enclosed by neatly clipped hedging, colourful flower borders, Japanese anemones and a mature camellia. Between the bungalow and the garage lies a sheltered patio area with a planted border, external lighting, a tap and two outdoor sockets—an ideal spot for enjoying warm summer evenings or outdoor dining.

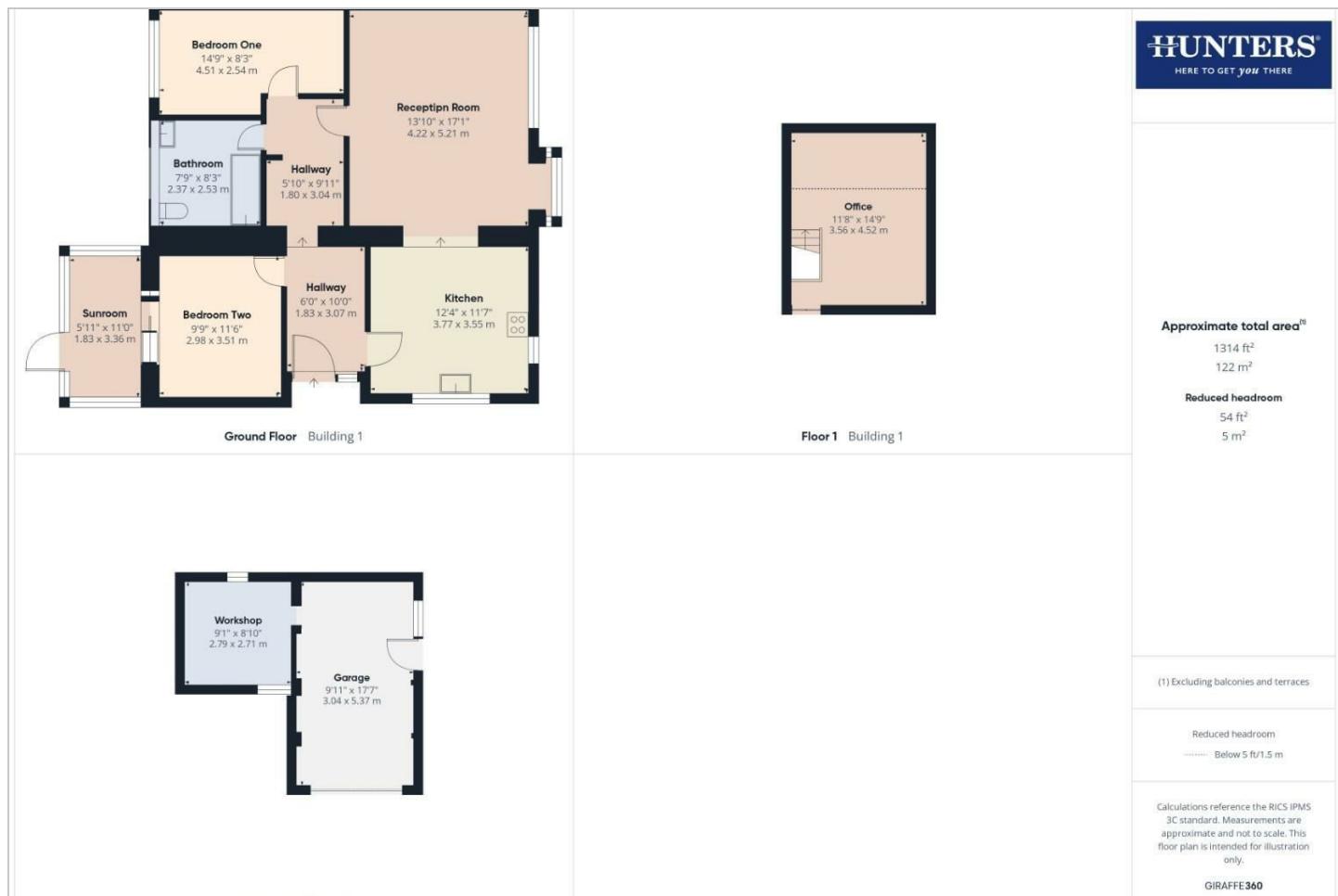
## Parking

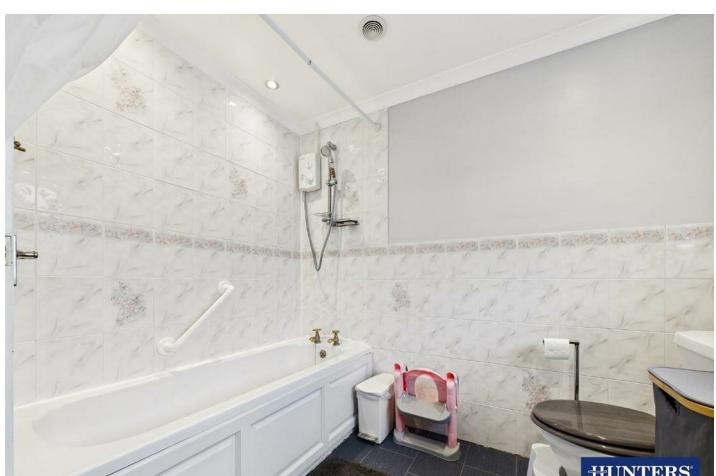
There is a driveway that has two parking spaces.

## AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £30 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

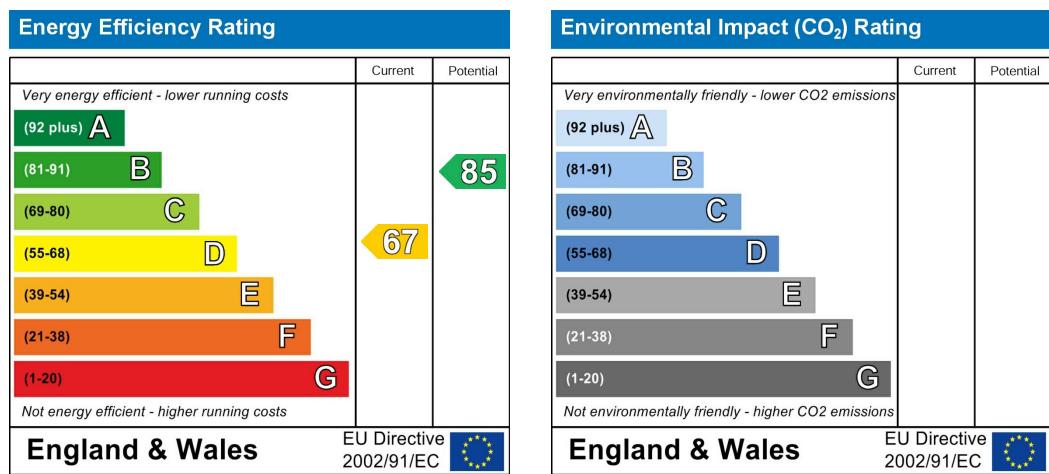
## Floorplan







## Energy Efficiency Graph



## Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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