



ORCHARD COTTAGE, 14 HOLLINS ROW, BURNESIDE, KENDAL, CUMBRIA, LA9 6QN
£425,000

MILNE MOSER
SALES + LETTINGS

ORCHARD COTTAGE, 14 HOLLINS ROW
BURNESIDE
KENDAL
LA9 6QN



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PARKING

OVERVIEW

Being close to the centre of Burneside village, Orchard Cottage is a detached three bedroom bungalow with level accommodation throughout and perfect for a range of buyers. Families will love the fully enclosed plot and the garden room/conservatory extension is an ideal dining space for everyone to get together. Those looking for one level living will appreciate the updates and modernisation the current owners have completed making this a property ready to move into. The outdoor space wraps around the bungalow with various seating areas and a lawn. There is extensive parking and turning plus numerous sheds and two outhouses close by. Close to the village shop, primary school and public transport links.

ACCOMMODATION

Access to the bungalow is via a driveway leading to the rear of Hollins Row, a gate leads into the gravelled parking and turning area. The entrance to the bungalow is a part glazed door and into:

HALL

Modern herringbone LVT flooring runs seamlessly through into the lounge and there are three contemporary radiators completing the modern look. Two ceiling lights, access to the loft and a built-in cupboard housing the Worcester boiler.

LOUNGE

15' 7" x 14' 5" (4.76m x 4.38m)

A welcoming room with a wood burner set to a tiled hearth with wooden lintel above. There is a ceiling light with colour changing





function, radiator and UPVC double glazed French doors leading to the front.

CONSERVATORY/GARDEN ROOM

11' 11" x 13' 7" (3.63m x 4.14m)

Hexagonal in shape, there are UPVC double glazed windows to five sides and double doors lead to the rear patio. Having a solid roof ensures the room can be used year round and it makes a fantastic family dining space. Downlights and under floor heating.

KITCHEN

10' 7" x 12' 7" (3.21m x 3.83m)

Updated in recent years, the kitchen is fitted with modern grey shaker style base and wall units, wood grain effect worktops and stone brick style splashback tiling. There is a white sink with drainer, space for a range cooker with large canopy above, plumbing for a washing machine and space for a fridge freezer. A breakfast bar provides space to have a coffee or light meal and there is a modern radiator and a ceiling light. A UPVC double glazed window faces the front aspect and there is a UPVC stable door at the side.

BEDROOM

13' 2" x 9' 8" (4.02m x 2.93m)

The main bedroom is to the rear of the bungalow and has a ceiling light with colour changing function, radiator and UPVC double glazed window.

ENSUITE

3' 2" x 8' 8" (.96m x 2.59m)

A modern and stylish ensuite fitted with a vanity hand basin, corner WC and a large shower cubicle. Fully tiled, there is a shaver point, extractor, downlights and a modern designer chrome heated towel rail.

BEDROOM

12' 9" x 7' 8" (3.89m x 2.33m)

UPVC double glazed window facing the side aspect. Ceiling light and a radiator.

BEDROOM

9' 9" x 6' 11" (2.98m x 2.10m) excluding wardrobe

The third bedroom also faces the side and has a UPVC double glazed window, built in wardrobe/cupboard, a ceiling light and radiator.



BATHROOM

5' 6" x 8' 10" (1.69m x 2.70m)

Frosted UPVC double glazed window to the front elevation. Fully tiled, the bathroom is fitted with a sleek white suite comprising a double ended bath, a vanity wash basin and a WC. Mirrored cabinet, a chrome heated towel rail, downlights and an extractor.

EXTERNAL

With a gated driveway, Orchard Cottage has a good sized parking and turning area to the front and a well maintained lawn at the side. A patio area to the rear, close to the conservatory doors, provides a lovely barbecue and dining area and there is further spaces to the rear and side. There are three sheds to the side and rear plus three wooden stores at the front. External wall lights, bollard lighting and an external tap.

The property is accessed via a main driveway to the side of Hollins Row. Whilst giving access to neighbouring properties, Orchard Cottage owns the driveway and access must be retained at all times. There are two outhouses on the main driveway.

DIRECTIONS

Leave Kendal on Burneside Road and once into Burneside turn left after the primary school onto Hollins Lane. Hollins Row is a short distance to the right hand side with the driveway to Orchard Cottage being just prior to the row. Follow round and behind the cottages, passing two outhouses on the right. A gate leads into the private parking and driveway.

what3words///quail.defeated.kingpin





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





GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: D

EPC Grading:

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

| Energy Efficiency Rating | | |
|----------------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



ARRANGE A VIEWING

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