



23 St. Oswalds View, Burneside
£225,000



23 St. Oswalds View

Burneside, Kendal

This well-proportioned two bedroom property situated in a popular residential area within the sought-after village of Burneside. The property is conveniently located close to a range of local amenities, including a convenience store, railway station, church, highly regarded primary school and village hall. Burneside lies just two miles from the market town of Kendal and offers excellent access to the Lake District National Park and the M6 motorway, making it an ideal location for both commuters and those seeking to enjoy the surrounding countryside. Inside offers a harmonious blend of modern comfort and inviting style, making it an ideal choice for families, couples, or professionals. The layout includes a well-proportioned reception room with elegant wooden flooring and French doors that seamlessly connect to a private, low-maintenance garden - perfect for enjoying indoor-outdoor living. The kitchen is fitted with a range of units and work surfaces, offering ample storage and preparation space, Upstairs both bedrooms are generously sized and benefit from large windows that flood the rooms with natural light. The modern bathroom features a clean, tiled finish, a convenient bath-tub with shower, and a large window, ensuring the space remains bright and fresh. The bathroom is fitted with a practical suite, completing the internal layout. Outside the well-maintained front garden with mature shrubs and a distinctive red front door provides excellent kerb appeal, while off-road parking directly in front of the property ensures every-day convenience. The rear garden is thoughtfully designed with a mix of patio, gravel, and mature trees, offering a tranquil retreat that requires minimal upkeep - ideal for those who value their leisure time. French doors open onto the patio, inviting al fresco dining or relaxing afternoons in the sun. A dedicated utility area with an integrated washing machine and ample storage further streamlines daily routines. This home combines comfort, practicality, and style, offering an exceptional opportunity for buyers or tenants seeking a move-in-ready property with standout features and enduring appeal.

ENTRY/HALLWAY

8' 9" x 6' 1" (2.66m x 1.85m)

LIVING ROOM

14' 6" x 13' 0" (4.42m x 3.96m)

KITCHEN

8' 8" x 6' 6" (2.65m x 1.99m)

LANDING

6' 6" x 6' 5" (1.97m x 1.96m)

BEDROOM

12' 11" x 8' 8" (3.94m x 2.65m)

BEDROOM

12' 10" x 7' 9" (3.91m x 2.36m)

BATHROOM

6' 6" x 6' 2" (1.98m x 1.88m)

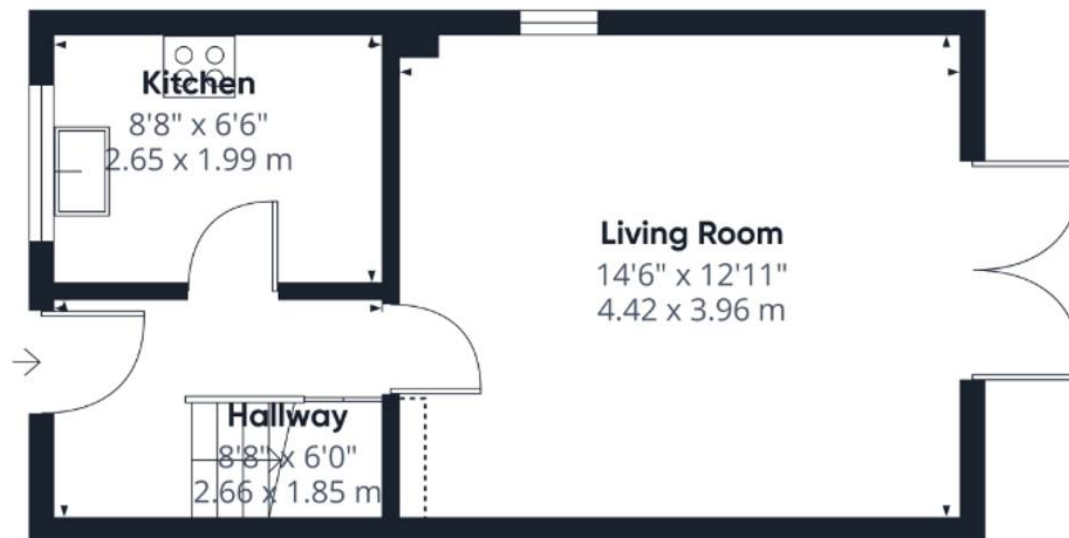
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EPC RATING C

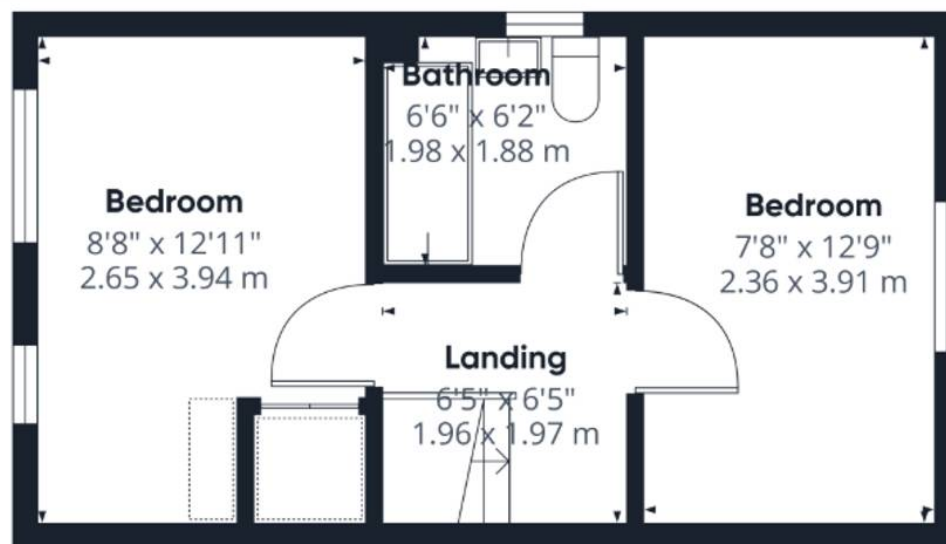
SERVICES Mains electric, mains gas, mains water, mains drainage

COUCIL TAX BAND CURRENTLY- B





Ground Floor



Floor 1



Approximate total area⁽¹⁾

569 ft²
52.8 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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