



Natland

£395,000

2 Abbey Drive, Natland, Kendal, Cumbria, LA9 7QN

A first class detached bungalow situated on a surprisingly large level plot that enjoys an attractive west facing aspect to the front and delightful private well tended gardens, together with a large integral garage and good driveway. A home that offers maturity and quality of design to a discerning purchaser seeking a true village home, ideal for family or retirement living.

The property offers generous well balanced living space with an 22' living room, along with a separate dining room, fitted kitchen, utility, shower room and bedroom on the ground floor, with two further double bedrooms and a bathroom in the roof space. With no upward chain this well presented property is well worth your early inspection.

Quick Overview

First class detached bungalow
 Living space with an 22' living room
 Dining room, fitted kitchen, utility & shower room
 Three double bedrooms & bathroom
 Delightful private well-tended gardens
 Large integral garage & good driveway
 Situated on a surprisingly large level plot
 A property that will appeal to a wide range of buyer
 No upward chain - early viewing recommended
 Broadband speed up to 80 Mbps



3



2



2



D



80
Mbps



Large integral garage
& driveway

Property Reference: K6597



Living Room



Living Room



Living Room



Kitchen

Location: Natland is an attractive and picturesque village situated approximately 2 miles to the south of the Market Town of Kendal offering good communications for visiting the Lake District & Yorkshire Dales National Parks and only a mile from the mainline railway station at Oxenholme. The village enjoys a thriving community set around a village green with church, primary school and village hall.

Leave Kendal on the Burton Road and proceed past Asda and The Westmorland General Hospital. Take the first turning right at the top of the hill, signposted Natland, onto Oxenholme Lane and follow the lane down take the first turning left into Long Meadow Lane. Follow the road down turning right onto Abbey Drive and continue straight down bearing left before the end of the cul-de-sac where number 2 is then found on your left. Or - by way of Helm Lane just after the church, take the first left into Abbey Drive where number 2 is then found on your right.

Property Overview: This attractive detached dormer bungalow stands a level plot with larger than average gardens, a good garage and excellent driveway providing that all important secure off road parking.

The property has been well maintained over the years, but now offers a new owner an opportunity to perhaps alter and update creating a home to suit their own tastes and requirements.

On pulling onto the brick paved driveway to the front of the garage the first impression is not only the generous size of the plot but also the well tended gardens. To the side of the entrance porch is a sheltered sitting area where the afternoon and evening sun can be enjoyed along with a pleasant aspect across the village to Scout Scar in the distance.

Stepping into the entrance hall with its attractive timber staircase to upstairs, the flow of this well presented bungalow can be experienced.

To the left is a good double bedroom with fitted wardrobes and to the right a large 22' through living room that overlooks the front and rear gardens with two large picture windows.

Double doors from the living room open into the separate dining room with aspect to the rear garden and a serving hatch to the kitchen. The kitchen is fitted with a range of wall, base and drawer units with complementary wall tiling and work surfaces.

From the kitchen you step into the utility room which has an internal door into the garage and a door leading out to the rear garden. Adjoining the utility is a modern shower room with wash hand basin, WC and large walk-in shower with wet room flooring and glazed screen and seat.

Back into the hall taking the staircase to the first floor you will find a well tiled two piece bathroom and a separate WC, and two further double bedrooms, both with fitted wardrobes into the eaves and both with delightful open aspects.

Bedroom 2 with a cosy sitting area faces north with village and distant fell views and bedroom 3 faces south again with village views.

Accommodation with approximate dimensions:

Ground Floor

Entrance Porch

Entrance Hall

Living Room

22' 10" x 11' 11" (6.96m x 3.63m)

Dining Room

10' 5" x 10' (3.18m x 3.05m)

Kitchen

14' 2" x 9' 5" (4.32m x 2.87m)

Utility Room

10' x 5' 4" (3.05m x 1.63m)

Shower Room

Bedroom 1

12' x 11' 7" (3.66m x 3.53m)

First Floor

Landing

Bedroom 2

15' 5 max" x 10' 10" (4.7m x 3.3m)

Bedroom 3

10' 10" x 12' (3.3m x 3.66m)

Bathroom

WC

Outside:

Attached Garage

17' 9" x 9' 7" (5.41m x 2.92m) To the front and side of the garage is a brick paved driveway that provides plenty of off road parking with space for a camper van or caravan.

There are well tended gardens to all sides. The front with gravelled and paved areas, being planted a wide range of mature shrubs, conifers, heather's and plants providing colour and interest all year round. To the side is a large enclosed garden area with hedge screening offering a blank canvas for the keen gardener and those with thoughts of growing their own fruit and vegetables. Secure gated access from both sides lead round to a private enclosed rear garden again with mature hedge screening, a large paved patio, lawn and planted beds and borders. Timber garden shed, greenhouse and outside water tap.

Services: mains electricity, mains gas, mains water and drainage.

Council Tax: South Lakeland District Council - Band F

Tenure: Freehold

Viewing: Strictly by appointment with Hackney & Leigh Kendal Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom One



Bedroom Two



Bedroom Three

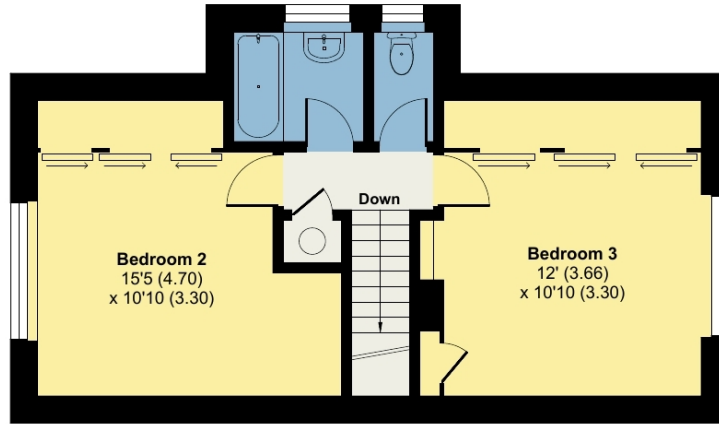


Rear Garden

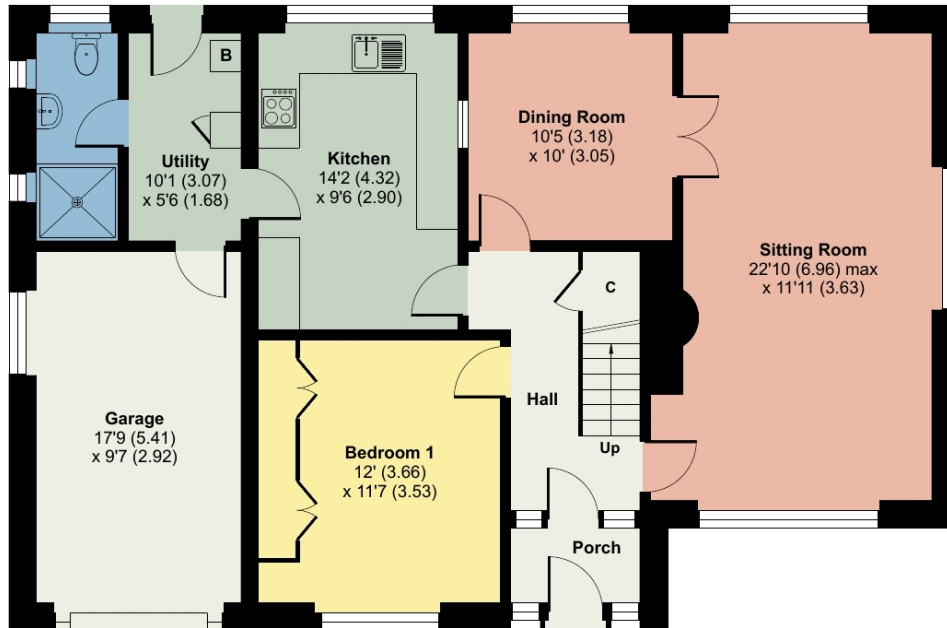
Abbey Drive, Natland, Kendal, LA9

Approximate Area = 1667 sq ft / 155 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 933614

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Bedroom Two



Bedroom Three

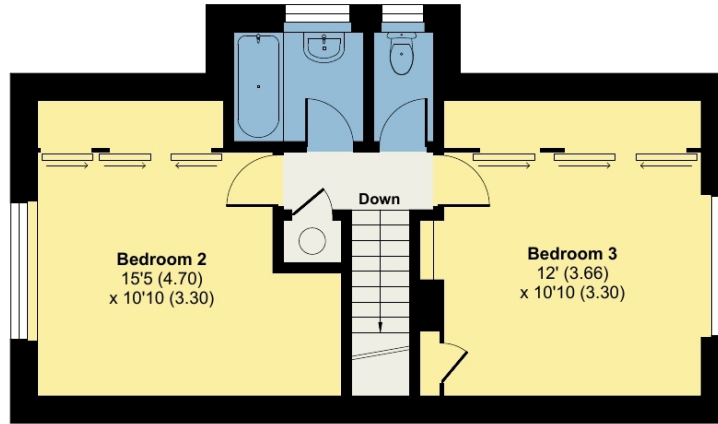


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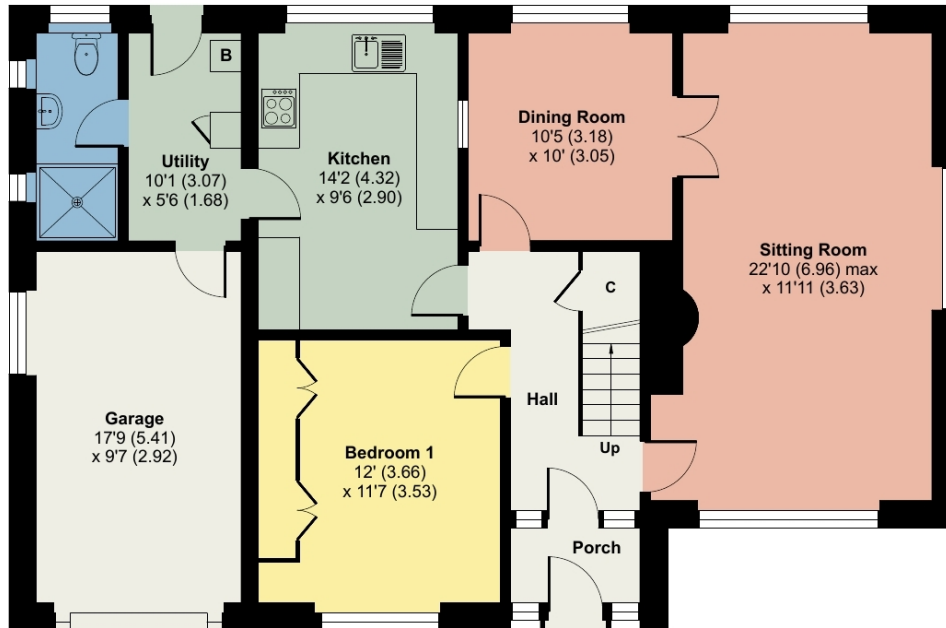
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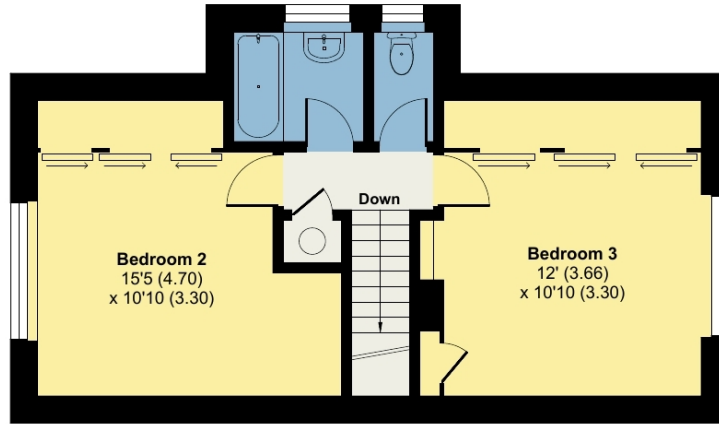


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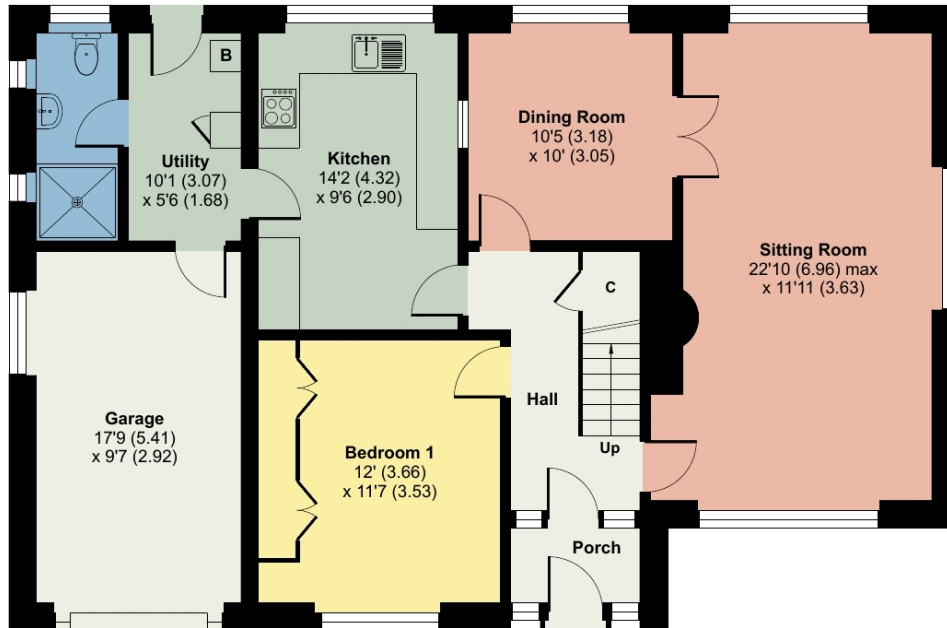
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