



53 Natland Road, Kendal  
£250,000



## 53 Natland Road

Kendal

A well presented semi-detached property located in the busy market town of Kendal. Within walking distance of many amenities such as supermarkets, post office, leisure centre, vets and including schools such as Kirkby Kendal School and St. Marks C of E school in the village of Natland. With great links to the Lake District National Park and road links to the M6 motorway.

The well proportioned accommodation comprises sitting room, kitchen, conservatory to the ground floor with a generous cellar below. The first floor offers three bedrooms and a family bathroom. The property benefits from double glazing and gas central heating.

Outside are well kept gardens with a stream running along the rear of the property and ample driveway parking.

## GROUND FLOOR

### SITTING ROOM

16' 8" x 12' 6" (5.07m x 3.81m)

Both max. Double glazed window, radiator, living gas flame fireplace.

### KITCHEN

15' 11" x 8' 4" (4.85m x 2.55m)

Both max. Single glazed door, two doubleglazed windows, radiator, good range of base and wall units, sink, integrated oven, gas hob with extractor/filter over, integrated dishwasher, plumbing for washer dryer, space for fridge freezer, tiled splashback.

### CONSERVATORY

15' 3" x 8' 7" (4.65m x 2.61m)

Both max. Double glazed door, double glazed windows.

### ENTRANCE HALL

5' 4" x 3' 6" (1.62m x 1.07m)

Both max. Single glazed door, radiator.

### CELLAR

23' 9" x 16' 0" (7.25m x 4.89m)

Both max. Light and power, water supply.

## FIRST FLOOR

### BEDROOM

12' 0" x 9' 8" (3.66m x 2.94m)

Both max. Double glazed window, radiator.

### BEDROOM

10' 0" x 9' 9" (3.05m x 2.96m)

Both max. Double glazed window, radiator.

### BEDROOM

8' 7" x 6' 6" (2.62m x 1.99m)

Both max. Double glazed window, radiator.

### BATHROOM

6' 3" x 5' 11" (1.91m x 1.8m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin and bath with electric shower over, fully tiled walls extractor fan.

### LANDING

8' 0" x 6' 9" (2.44m x 2.05m)

Both max. Double glazed window, radiator, loft access.





## OUTSIDE

A well kept garden with two separate lawns with borders and patio area. A river runs at the rear of the property.

## OFF ROAD

Driveway parking for three vehicles.

## EPC RATING D

## SERVICES

Mains electric, mains gas, mains water, mains drainage.

## COUNCIL TAX: BAND B

## TENURE: FREEHOLD

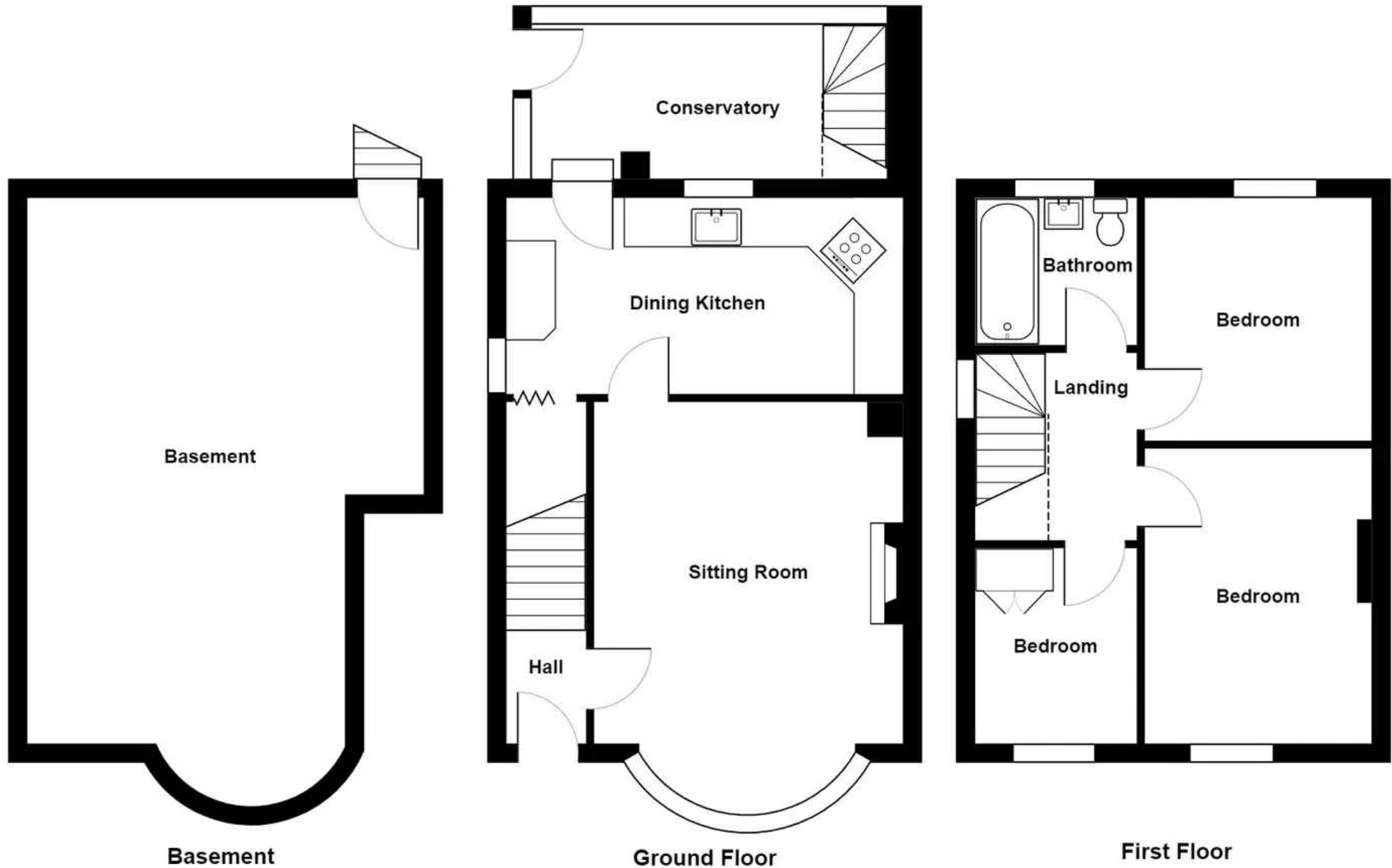
## DIRECTIONS

From Kendal town centre head south along Aynam Road and then on to Lound Road. At the roundabout take the second exit on to Natland Road and follow the road towards the factory where 53 is located on the righthand side.

**WHAT3WORDS:** wizards.zones.cross







53 Natland Road, Kendal

Total Area: 103.7 m<sup>2</sup> ... 1117 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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## THW Estate Agents

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