



1 Shanny Lane, Natland  
£315,000



## 1 Shanny Lane, Natland

A well proportioned detached bungalow pleasantly situated within Natland village which is well placed for the many amenities both in and around the market town of Kendal, both the Lake District and Yorkshire Dales National Parks, the mainline railway station at Oxenholme and junction 36 of the M6.

The accommodation briefly comprises a generous sized entrance hall, sitting room, kitchen, two bedrooms and a bathroom. The property benefits from double glazing and central heating.

Outside offers a garage with a utility room to the rear with parking to the front, gardens to the front and rear which are well kept.

### GROUND FLOOR

#### ENTRANCE HALL

12' 8" x 12' 8" (3.86m x 3.86m)

Both max. Double glazed door, double glazed windows, single glazed inner door and windows, radiator.

#### SITTING ROOM

20' 0" x 16' 0" (6.09m x 4.88m)

Both max. Three double glazed windows, three radiators, living gas flame fireplace.

#### KITCHEN

12' 2" x 7' 10" (3.72m x 2.39m)

Both max. Double glazed door, double glazed window, base and wall units, stainless steel sink, space for oven, extractor/filter over, space for fridge freezer, tiled splashback, gas combination boiler.

#### BEDROOM

15' 1" x 8' 11" (4.61m x 2.72m)

Both max. Double glazed door, double glazed window, radiator, fitted wardrobe and cupboards.

#### BEDROOM

11' 9" x 10' 7" (3.59m x 3.22m)

Both max. Double glazed door, double glazed window, radiator, fitted wardrobe and cupboards.



## BATHROOM

8' 1" x 7' 11" (2.46m x 2.42m)

Both max. Double glazed window, radiator, three piece suite in white comprises W.C. wash hand basin and bath with shower over, partial tiling to walls, built in cupboard housing hot water cylinder.

## INNER HALLWAY

3' 8" x 2' 11" (1.12m x 0.89m)

Both max. Loft access.

## OUTSIDE

A beautiful enclosed rear garden with a well kept lawn, gravelled and patioed seating areas with established trees, hedges and shrubs. to the front is a lawn which is well kept with well stocked borders.

## GARAGE

16' 99" x 8' 59" (5.18m x 2.62m)

Up and over door, water supply, light and power.

## UTILITY ROOM ATTACHED TO GARAGE

8' 4" x 8' 0" (2.55m x 2.44m)

Both max. Double glazed window, plumbing for washer dryer.

## EPC RATING D

## SERVICES

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

## Council Tax band: E

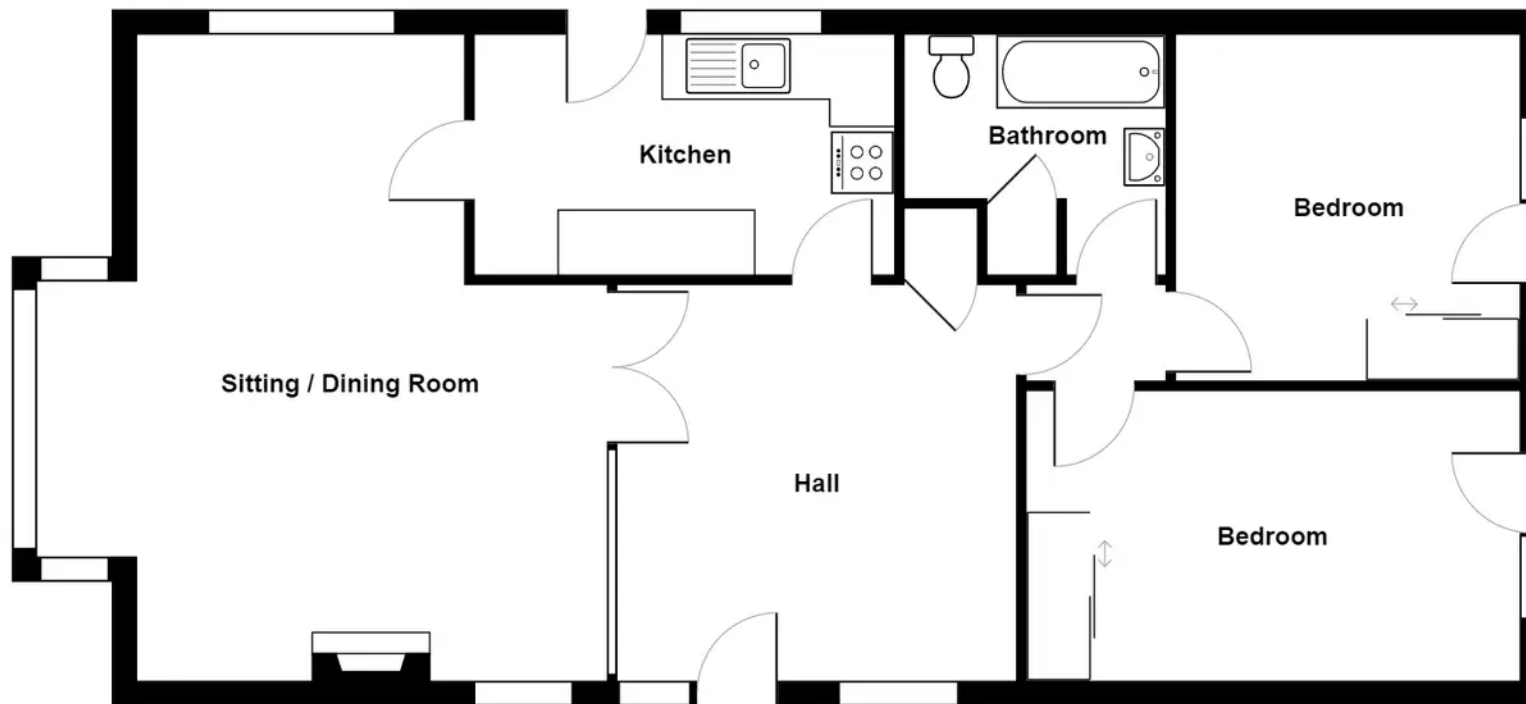
Tenure: Freehold

## DIRECTIONS

Leave Kendal on the A65 passing Asda and The Westmorland General Hospital. At the top of the hill turn right into Oxenholme Lane and follow the road down the hill and take a left onto Longmeadow Lane follow by a right onto Shanny Lane where number 1 is located on the right.

**WHAT3WORDS:**atom.elite.rabble

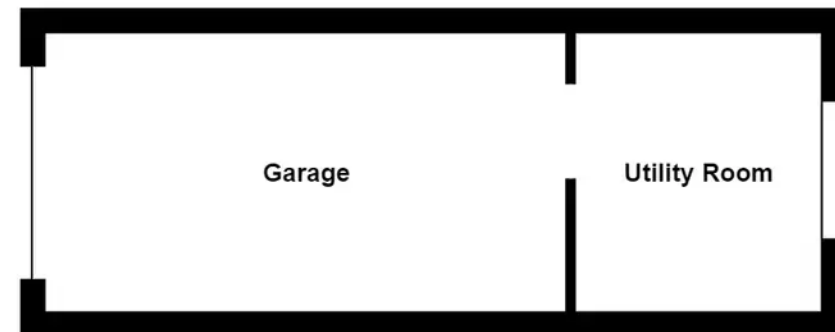




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Total Area: 101.0 m<sup>2</sup> ... 1087 ft<sup>2</sup>

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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