



Natland

£560,000

3 Abbey Gardens, Natland, Kendal, LA9 7SP

Step into this immaculately presented detached home, where every detail has been meticulously crafted to offer both style and comfort. This property boasts ample living space to include open plan kitchen/dining room, living room, dining room/second reception room and office making it the perfect sanctuary for families and professionals alike. Upstairs you will find all four bedrooms being both spacious and bright, en suite and family bathroom. Outside, the property boasts well stocked and maintained gardens.

Delightfully located within a cul de sac on the Southern fringes of Natland village surrounded by open countryside yet convenient for amenities in nearby Kendal town

Quick Overview

- Excellent detached family home
- Immaculately presented
- 4 Bedrooms
- Fitted kitchen
- Quiet village location
- Lovely gardens
- No Upward Chain
- Peaceful setting
- Ample off road parking
- Superfast broadband available



4



3



2



C



Superfast
Broadband



Ample Off
Road Parking

Property Reference: K6938



Entrance Hall



Dining Room



Cloakroom



Lounge

Property Overview Natland is a picturesque and sought after village located just south of Kendal in Cumbria, offering a charming blend of rural tranquility and proximity to urban conveniences. Despite its peaceful setting, it is just a short distance from Kendal's amenities, including shops, schools, and transport links to the wider region, such as the M6 motorway and nearby Lake District National Park.

Upon entering, you are greeted by a welcoming hallway that leads to a downstairs cloakroom, providing convenience for guests and owners alike. Adjacent to the hallway is a dining room which features built in storage cupboards. In addition the property also features a sizeable office.

The heart of the home is the open-plan kitchen and dining area, a spacious and inviting space perfect for both everyday living and entertaining. Large windows flood the room with natural light, creating a welcoming atmosphere. The modern kitchen, equipped with high-quality appliances such as a Bosch dishwasher and 4 ring hob, double oven, stainless steel sink and extractor fan and ample storage, making it a joy for any home chef seamlessly flows into the dining area. The kitchen has a through door to the integral garage which has a utility area with a stainless steel sink and plumbing for a washer/dryer. Both the kitchen and integral garage have doors which open to the rear garden.

For more formal occasions or quiet evenings, the separate lounge offers a cosy retreat. This dual aspect room is perfect for relaxing with a good book on a cosy winter evening in front of the gas effect log burner on a slate hearth.

As you head up the contemporary stairs with glass balustrade, you will find a storage cupboard half landing level. Upstairs, you will find four generously sized bedrooms, each thoughtfully designed to offer comfort and tranquillity. The master bedroom is a true sanctuary, featuring an ensuite shower room comprising a walk in shower, wc, wash basin and heated towel rail. The remaining three bedrooms are equally spacious and versatile, perfect for children or guests. The landing features a linen cupboard. The family bathroom is well-appointed with modern fixtures and fittings comprising a tiled bath with a shower over, vanity wash basin with a mirror above which opens up into a storage cupboard, wc and a heated towel rail ensuring a comfortable and stylish space for daily routines.

Outside, the property boasts a well-stocked mature garden with trees and shrubs, perfect for outdoor activities with a seating area perfect for al fresco dining. The ample driveway parking ensures that you and your guests will always have space to park. The integral garage provides secure parking and additional storage space.

This detached house is a rare find, offering a perfect blend of space, style, and convenience. Don't miss the opportunity to make this your new home. Contact us today to arrange a viewing.

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Cloakroom

Lounge 20' 0" x 12' 1" (6.10m x 3.70m)

Kitchen 19' 8" x 13' 1" (6.00m x 4.00m)

Dining Area

Office 8' 10" x 6' 2" (2.70m x 1.90m)

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Lounge



Kitchen



Kitchen/Dining area



Bedroom 1



Bedroom 2



Bedroom 4

Dining Room/Second Reception Room 12' 5" x 11' 5" (3.80m x 3.50m)

Integral Garage 21' 3" x 13' 1" (6.50m x 4.00m)

First Floor:

Bedroom 1 13' 6" x 11' 5" (4.13m x 3.50m)

En Suite

Bedroom 2 12' 1" x 10' 2" (3.70m x 3.10m)

Bedroom 3 12' 1" x 9' 2" (3.70m x 2.80m)

Bedroom 4 10' 2" x 8' 2" (3.10m x 2.50m)

House Bathroom

Parking: The property has ample driveway parking for several cars as well as a garage which you could fit a vehicle.

Services: Mains gas, mains water, mains electricity and mains drainage. Gas central heating. Please note this property also has security alarms.

Council Tax: Westmorland and Furness Council - Band G

Tenure: Freehold.

Viewings: 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.

What3words & Directions ///became.views.duckHead south out of Kendal on A65. At the roundabout passed Kirkbie Kendal School take the second exit onto Natland Road. On entering the village turn left towards the green. Turn right passing the Church, then left onto Helm Lane. Take the next right onto Robby Lea Drive and immediately bear right onto Abbey Gardens. No. 3 can be found to the left of the Cul de Sac.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



Bathroom



Garden



Rear Elevation and Garden

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Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



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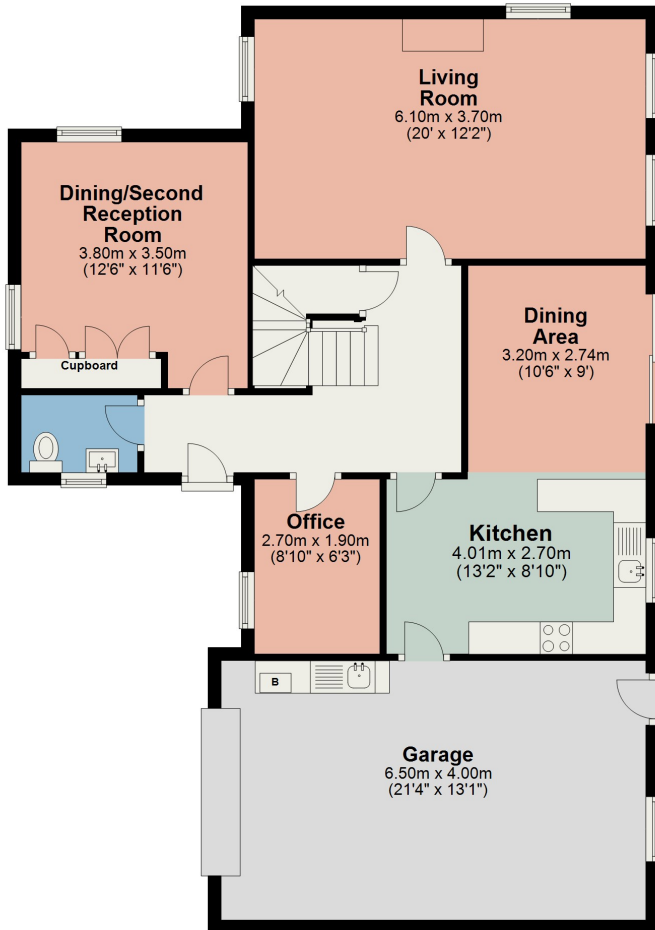


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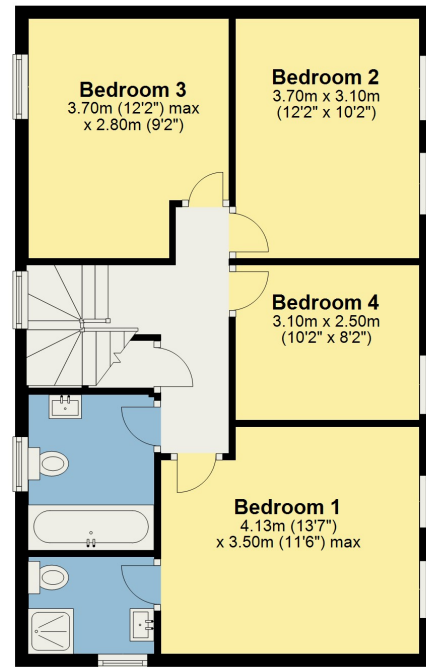
Ground Floor

Approx. 104.2 sq. metres (1122.0 sq. feet)



First Floor

Approx. 59.8 sq. metres (644.0 sq. feet)



Total area: approx. 164.1 sq. metres (1765.9 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

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