



Natland

£450,000

Rowan Croft, 9 Robby Lea Drive, Natland, Kendal, LA9 7QP

This spacious detached bungalow, set on a generous plot in the sought-after village of Natland, offers comfortable, well-arranged living spaces. The home features a bright living room, a separate dining room and a kitchen, along with a convenient utility room. With three good-sized bedrooms and a family bathroom, it provides ample space for family living or downsizing in style.

Outside, the property boasts extensive front and rear gardens, including a well-maintained vegetable and fruit garden, perfect for those with a passion for gardening. Additional benefits include a double garage with a workshop area and ample off-road parking. With no upward chain, this charming bungalow is ready for its new owners to make it their own. Early viewing is highly recommended.

Quick Overview

- Detached Bungalow
- Situated on a large plot
- Living room, dining room & kitchen
- Three bedrooms
- Bathroom
- Delightful front & rear gardens
- Double garage & off road parking
- Early viewing highly recommended
- No upward chain
- Openreach Broadband available



3



1



2



D



Openreach
Broadband



Off road Parking
& double garage

Property Reference: K6969



Entrance Hall



Kitchen



Living Room



Dining Room

Property Overview: Natland is a picturesque village just south of Kendal in Cumbria, offering a charming blend of rural tranquility with the convenience of nearby urban amenities. Nestled amid rolling fields and scenic countryside, it provides ample opportunities for walking and outdoor activities. The village also boasts an excellent primary school, making it an attractive location for families. 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, Oxenholme Mainline train station and the nearby Lake District National Park.

Entering through the front door, you're welcomed into a spacious entrance hall that offers a warm first impression and convenient access to loft space for extra storage. From here, doors lead into the living room, dining room and three well-proportioned bedrooms and bathroom.

Into the living room, a large picture window overlooks the front garden, inviting ample light and garden views into the space. A feature fireplace with a marble hearth and inset, a wooden mantel, with coal-effect gas fire provides a cosy focal point. From here, a door opens into the dining room.

Moving into the dining room, a set of sliding French doors opens directly onto the rear garden, creating an ideal space for indoor-outdoor living and alfresco dining. A door also leads into the fitted kitchen.

Into the fitted kitchen with window over the delightful rear garden and door leading into the utility room. Fitted with a range of timber fronted wall and base units with complementary working surfaces with inset bowl and half sink and co-ordinating part tiled walls. Slot in oven with four ring hob.

Through the door into the utility room, you'll find a practical setup with a wall-mounted gas boiler, plumbing for a washing machine, and space for both a dryer and fridge/freezer. This room offers convenient access to the rear garden and connects directly to the double garage.

Heading back to the entrance hall which provides access to the three well-proportioned bedrooms, each providing ample space and versatility. Whether used for a growing family, accommodating guests, or setting up a home office, these rooms offer the flexibility to suit various lifestyle needs.

The bathroom has complementary tiled walls, double glazed window, radiator and extractor fan. A three piece suite comprising; panel bath with shower over, pedestal wash hand basin and WC.

Completing the picture is the inviting outdoor space, featuring a driveway that offers convenient off-road parking in front of the garage. The well-maintained gardens offer year-round interest, with an array of spring bulbs, winter-flowering shrubs, and vibrant autumn colors. At the front, a spacious lawn is adorned with mature flowers and trees, including a Rowan, witch hazel, acer and magnolia. In the rear garden, there are two patios and a generous lawn, complemented by a thriving fruit, vegetable and herb garden. This productive area includes strawberries, raspberries, pears, currants, sprouts, potatoes and onions, along with a greenhouse for gardening enthusiasts.



Living Room



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Accommodation with approximate dimensions:
Ground Floor

Entrance Hall

Living Room
15' 3" x 11' 1" (4.65m x 3.39m)

Dining Room
10' 6" x 8' 3" (3.22m x 2.53m)

Kitchen
11' 0" x 9' 8" (3.37m x 2.96m)

Utility Room
8' 11" x 6' 9" (2.74m x 2.08m)

Bedroom One
14' 6" x 9' 11" (4.42m x 3.03m)

Bedroom Two
12' 11" x 8' 11" (3.96m x 2.74m)

Bedroom Three
11' 5" x 7' 9" (3.48m x 2.38m)

Double garage/workshop With up and over doors, power and light. Additionally, it includes a designated workshop area, ideal for hobbies or additional storage.

Parking: Off road parking.

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

Council Tax: Westmorland and Furness Council - Band F

Tenure: Freehold

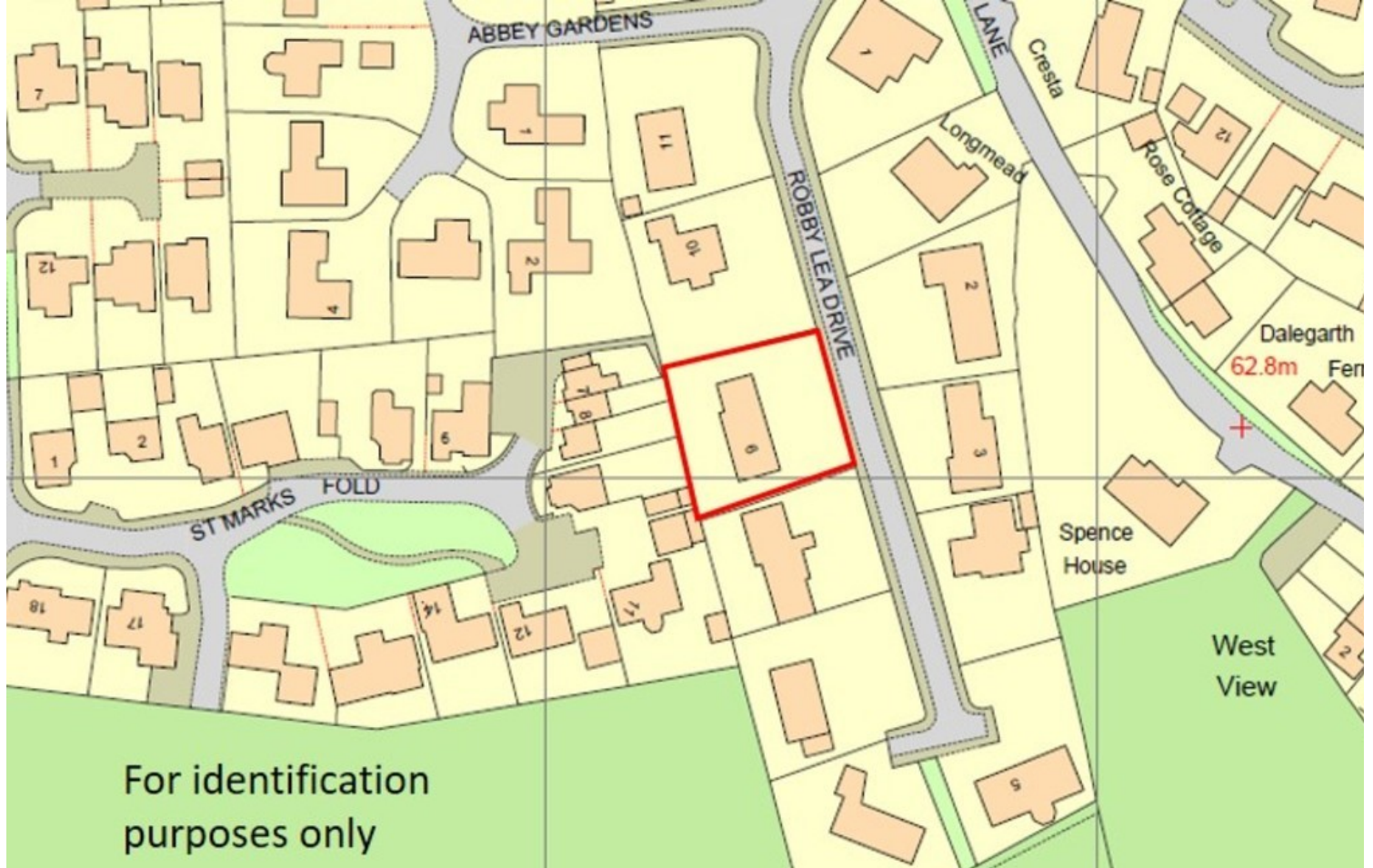
Viewing: Strictly by appointment with Hackney & Leigh Kendal Office.

What3Words & Directions: [///flesh.ruins.bucks](https://www.what3words.com/#!/flesh.ruins.bucks)

On entering the village of Natland take the turning into Helme Lane after the church, then turn right into Robby Lea Drive and number 9 is the third property on your right.

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

Thought from the owners: "Rowan Croft is a cosy warm home full of light. A quiet place with plentiful bird son and lovely neighbours".



Os Map - 01192442



Rear Garden



Rear Garden



Greenhouse

Request a Viewing Online or Call 01539 729711

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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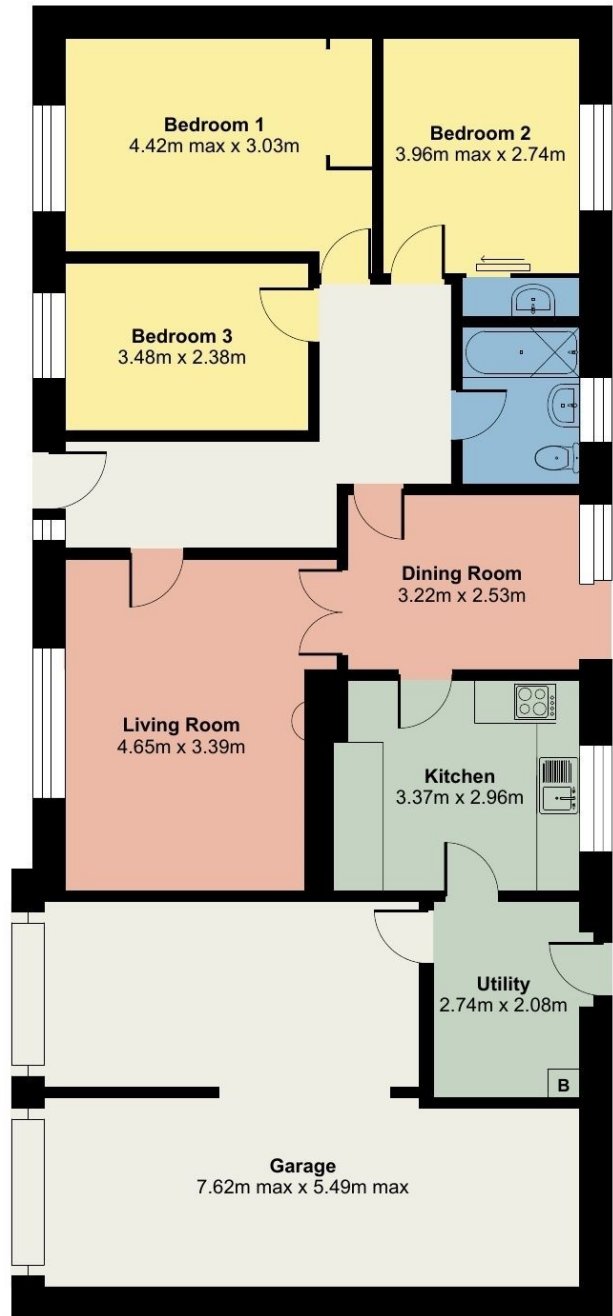
Robby Lea Drive, Kendal, LA9

Approximate Area = 1022 sq ft / 94.9 sq m

Garage = 378 sq ft / 35.1 sq m

Total = 1400 sq ft / 130 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1207889

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