



25 Abbey Drive, Natland
Asking Price £375,000

Your Local Estate Agents
Thomson Hayton Winkley



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A well proportioned three bedroom detached bungalow with beautiful gardens, garage and parking pleasantly located in the popular village of Natland convenient for the amenities available in the market town of Kendal and within easy reach of the Lake District National Park and the M6.







ACCOMMODATION

25 Abbey Drive is a well proportioned detached bungalow boasting delightful, well maintained gardens pleasantly located within the popular village of Natland. The village has a thriving community and offers a post office and tea room, well regarded primary school and a village hall and is well placed for the many amenities available both in and around the market town of Kendal, the mainline railway station at Oxenholme, both the Lake District and Yorkshire Dales National Parks and the M6.

The accommodation briefly comprises an entrance hall, "L-shaped" sitting/dining room, breakfast kitchen, three double bedrooms, a shower room and a generous attic room. The property benefits from double glazing and gas central heating to both the bungalow and the attic room.

Outside there is a garage with ample parking and delightful, well maintained gardens.

The bungalow is offered for sale with no upper chain.

PORCH

5' 0" x 3' 3" (1.53m x 1.00m)

Double glazed door with adjacent double glazed window.

ENTRANCE HALL

17' 9" max x 13' 2" max (5.42m x 4.03m)

Single glazed door with adjacent single glazed window, radiator, built in cupboard, coving, telephone point, access to attic room with drop down ladder.

SITTING/DINING ROOM

24' 2" max x 16' 6" max (7.37m x 5.04m)

Two double glazed windows, two radiators, living flame gas fire to tiled fireplace, coving, wall lights, two television points, serving hatch to breakfast kitchen.

BREAKFAST KITCHEN

13' 9" max x 9' 1" max (4.21m x 2.79m)

Double glazed door, double glazed window, radiator, base and wall units, stainless steel sink, space for cooker with stainless steel splashback, space for fridge, plumbing for washing machine, built in cupboard housing gas central heating boiler and hot water cylinder, recessed spotlights, tiling to walls, under wall unit lighting, serving hatch to sitting/dining room.

PORCH

6' 2" x 5' 8" (1.89m x 1.73m)

Double glazed door, double glazed windows, UPVC roof, light and power.





BEDROOM

13' 3" x 11' 10" (4.05m x 3.63m)

Two double glazed windows, radiator, fitted wardrobes, wall lights, coving.

BEDROOM

11' 11" x 9' 10" (3.64m x 3.00m)

Double glazed window, radiator, fitted wardrobes, coving.

BEDROOM

11' 11" x 7' 11" (3.64m x 2.43m)

Double glazed window, radiator, coving.

SHOWER ROOM

8' 8" x 7' 7" (2.65m x 2.32m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C. wash hand basin to vanity and fully tiled walk in shower enclosure with thermostatic shower, built in airing cupboard housing radiator, recessed spotlights, tiling to walls and floor, shaver point.

ATTIC ROOM

21' 2" max x 11' 10" max (6.46m x 3.63m)

Double glazed window, two radiators, light and power, two eaves stores.

GARAGE

16' 4" x 9' 3" (5.00m x 2.84m)

Up and over door, timber pedestrian door, double glazed window, light and power, spaces for fridge freezer and tumble dryer, fitted wall units, fitted shelving.

OUTSIDE

The property is set amidst beautiful gardens and grounds which include ample driveway parking to the front of the garage, manicured lawns with well stocked borders, beds and rockeries and a garden area with decorative pebbles and established trees and shrubs. There is also a timber garden shed and a water supply.

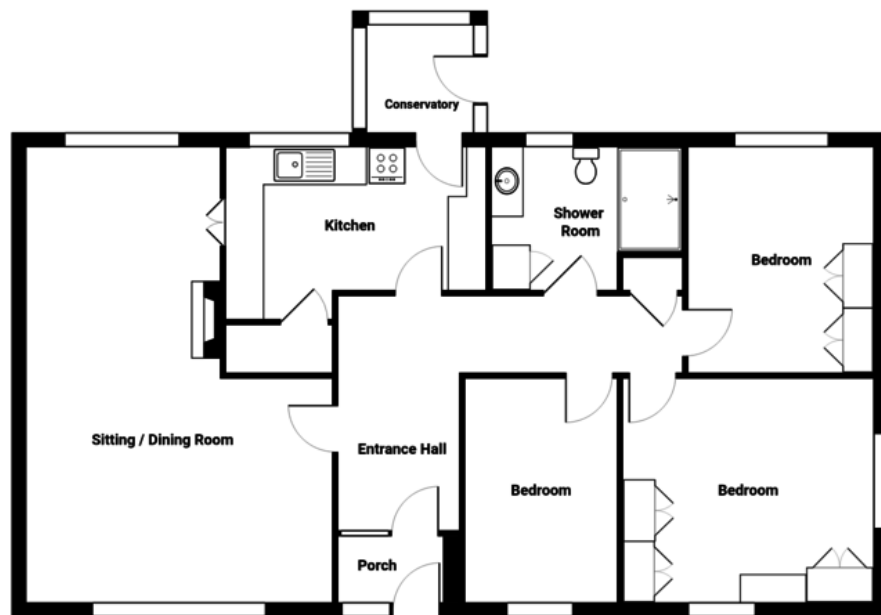
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

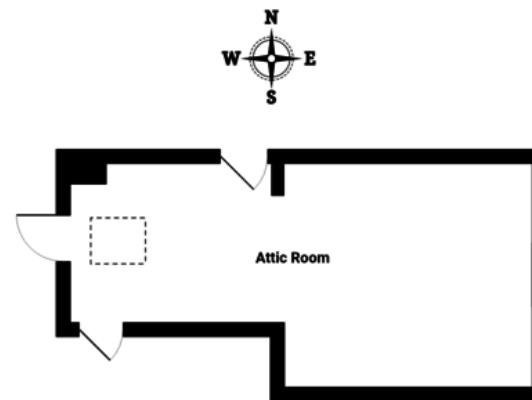
Currently Band E as shown on the Valuation Office website.





Ground Floor

25 Abbey Drive, Natland, Kendal
Total Area: 128.4 m² ... 1382 ft²
For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Inspector.



Attic
Area: 23.5 m² ... 253 ft²

Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

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Energy Performance Certificate HM Government

25, Abbey Drive, Natland, KENDAL, LA9 7QN

Dwelling type: Detached bungalow Reference number: 0468-2855-7838-9591-6931
Date of assessment: 15 July 2019 Type of assessment: RdSAP, existing dwelling
Date of certificate: 15 July 2019 Total floor area: 102 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 3,036
Over 3 years you could save: £ 729

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 438 over 3 years	£ 219 over 3 years	You could save £ 729 over 3 years
Heating	£ 2,106 over 3 years	£ 1,842 over 3 years	
Hot Water	£ 432 over 3 years	£ 340 over 3 years	
Totals	£ 3,036	£ 2,307	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lowest running costs

105 (A+) 95 (A) 85 (B) 75 (C) 65 (D) 55 (E) 45 (F) 35 (G) 25 (H) 15 (I) 5 (J)

Current: 81 Potential: 94

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£300 - £1,200	£ 294
2 Low energy lighting for all fixed outlets	£70	£ 192
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 67

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444002. The Green Deal may enable you to make your home warmer and cheaper to run.

DIRECTIONS

From the Kendal proceed South along the A65 passing the leisure centre on your the left, continue straight through the traffic lights passing Asda and B&Q on the left. After passing Westmorland General Hospital take the next turning on the right signposted Natland. Proceed down the hill and turn left into Long Meadow Lane. Number 25 Abbey Drive is located on the right on the corner where Long Meadow meets Abbey Drive.