



## Kendal

£250,000

64 Natland Road, Kendal, Cumbria , LA9 7LT

64 Natland Road is a traditional semi-detached property set in a convenient location with easy access to local schools, shops and everyday amenities. Kendal town centre and the River Kent are within walking distance, making this a fantastic option for families, first-time buyers or those looking to downsize to a well-connected yet comfortable home.

The property offers a practical and easy-to-manage layout, complemented by two reception rooms, a fitted kitchen, a modern four-piece bathroom and three bedrooms. Outside, it benefits from both front and rear gardens, a long driveway with off-road parking, a carport, and a detached garage.

### Quick Overview

- Traditional semi detached property
- Two reception rooms
- Fitted Kitchen
- Three Bedrooms
- Four piece bathroom suite
- Front and rear gardens
- Detached garage with driveway parking and carport
- Gas central heating
- Close to local amenities
- Ultrafast Broadband speed\*



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Ultrafast



Ultrafast

Property Reference: K7180



Entrance Hall



Dining Room



Kitchen



Living Room

Stepping through the front door, you are welcomed into the entrance hall with stairs to the first floor and a door leading into the living room. The living room enjoys a front aspect over the garden and features a stone fireplace with a coal-effect gas fire, creating a cosy and inviting space. Double doors open into the dining room, a lovely room for hosting family meals or entertaining guests. This room also houses a useful storage cupboard containing the wall-mounted gas boiler and has a door providing access to the outside, as well as internal access to both the kitchen and bathroom.

The kitchen looks out over the rear garden and is fitted with a range of wall and base units with complementary work surfaces and an inset sink and drainer. Coordinated part-tiled walls and flooring complete the space, along with an integrated Lamona oven and grill, four-ring gas hob with stainless steel extractor above, space for a fridge freezer and plumbing for a washing machine.

The bathroom is finished with a modern four-piece suite including; a panelled bath, a separate shower cubicle, WC and a vanity unit with wash hand basin. The space is completed with panelled walls, a heated towel rail, a shaver point and a window.

Upstairs, the property offers three bedrooms. The main bedroom is a spacious double with a front aspect. The second bedroom is also a double and enjoys views over the rear garden. The third bedroom is a single room with a rear aspect and has stairs leading to a useful attic space, offering additional storage potential.

Externally, the front garden is laid to lawn with a flower border, creating a welcoming approach. A long driveway runs alongside the property, leading to a carport and a detached garage, providing ample off-road parking. The rear garden is fully paved for low maintenance and features a timber shed, offering a private and practical outdoor space.

This well-cared-for home is ready to move into and offers scope for future updates to suit your personal style. With its excellent location and generous outside space, 64 Natland Road is a property not to be missed. Contact us today to arrange your viewing.



Living Room



Fitted Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Accommodation with approximate dimensions:  
Ground Floor

Entrance Hall

Living Room

13' 0" x 12' 4" (3.98m x 3.76m)

Dining Room

15' 5" x 9' 3" (4.71m x 2.82m)

Kitchen

9' 8" x 8' 11" (2.96m x 2.72m)

Bathroom

First Floor

Landing

Bedroom One

14' 3" x 10' 11" (4.36m x 3.34m)

Bedroom Two

11' 5" x 7' 10" (3.49m x 2.40m)

Bedroom Three

8' 5" x 7' 3" (2.58m x 2.21m)

Parking: Off Road Parking

Detached Garage Up and over, power and light.

Property Information:

Tenure: Freehold

Council Tax: Westmorland and Furness Council -  
BAND B

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

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

What3Words & Directions: [///music.react.charge](https://www.what3words.com/#!/music.react.charge)

Leave Kendal on the A65 and on reaching the roundabout at  
Kirkbie Kendal School take the second exit onto Natland Road.  
Follow the road towards the turning for Rinkfield and Number  
64 is situated to the lefthand side of the road just before the  
junction.

Viewings: Strictly by appointment with Hackney &  
Leigh.



Bedroom One



Bathroom



Rear Garden



Front Garden



Rear Garden

**Anti Money Laundering Regulations:** 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).

## Meet the Team

### Keira Evans

Branch Manager & Property Valuer  
Tel: 01539 729711  
Mobile: 07469 857687  
keiraevans@hackney-leigh.co.uk



### Shannon Hipwell-Dixon

Senior Sales Negotiator  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Holly Strickland

Property Valuer & Sales Negotiator  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Isabel Flynn

Sales Negotiator  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Maurice Williams

Viewing Team  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Gail Reaney

Viewing Team  
Tel: 01539 729711  
kendalsales@hackney-leigh.co.uk



### Jo Thompson

Letting Manager  
Tel: 01539 792035  
jthompson@hackney-leigh.co.uk



### Sean Smith

Professional Photographer  
hlphotography@hackney-leigh.co.uk



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



**Book Online Now**



Need help with **conveyancing**? Call us on: **01539 792032**



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Hackney & Leigh Ltd 100 Stricklandgate, Kendal, Cumbria, LA9 4PU | Email: kendalsales@hackney-leigh.co.uk

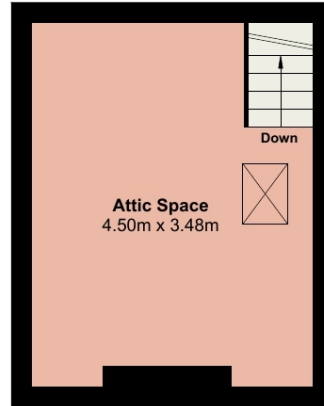
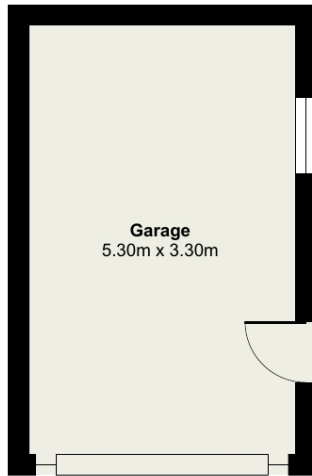
## Natland Road, Kendal, LA9

Approximate Area = 1036 sq ft / 96.2 sq m

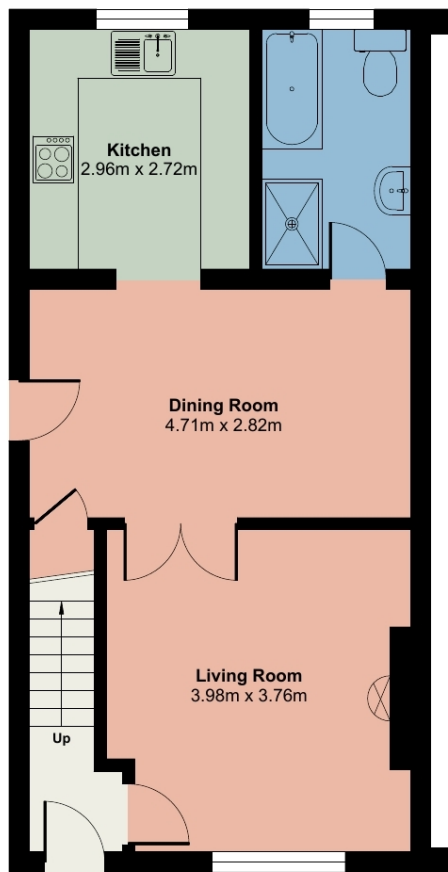
Garage = 188 sq ft / 17.4 sq m

Total = 1224 sq ft / 113.6 sq m

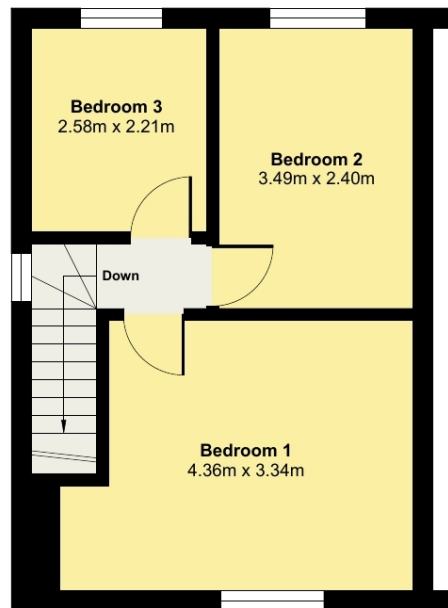
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FIRST FLOOR 2



GROUND FLOOR



FIRST FLOOR 1



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1360881

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Request a Viewing Online or Call 01539 729711