



HUNTERS[®]
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Natland Road, Kendal

Offers Over £250,000



Situated to the South of Kendal. Within easy reach of the town centre, Kirby Kendal school and open green space alongside the River Kent. The semi detached family home offers off road parking for two cars, a private enclosed low maintenance garden and pleasant views from the first floor. The layout consists of a family sized lounge, fitted kitchen with plenty of cupboards and storage space leading to a generous conservatory. The first floor locates three bedrooms, two doubles, a single and a three piece family bathroom suite. The attic is accessed via pulldown ladders, is plastered, decorated and carpeted providing additional family space, ideal for hobbies or a home office.

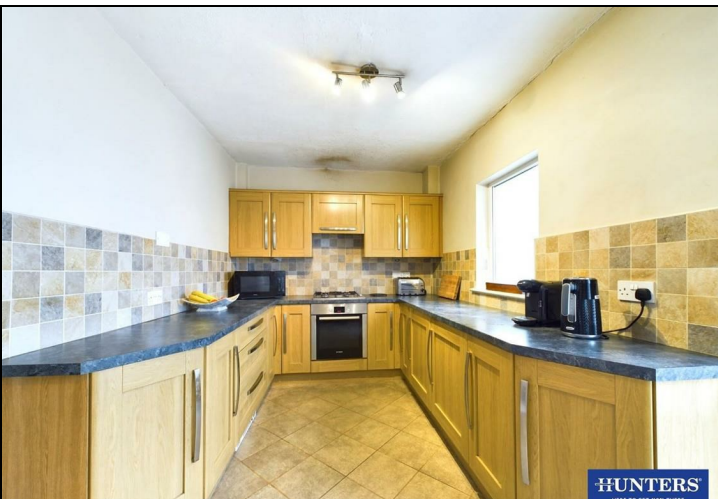
The property is double glazed and heated via gas combination central heating. Low council tax banding B.

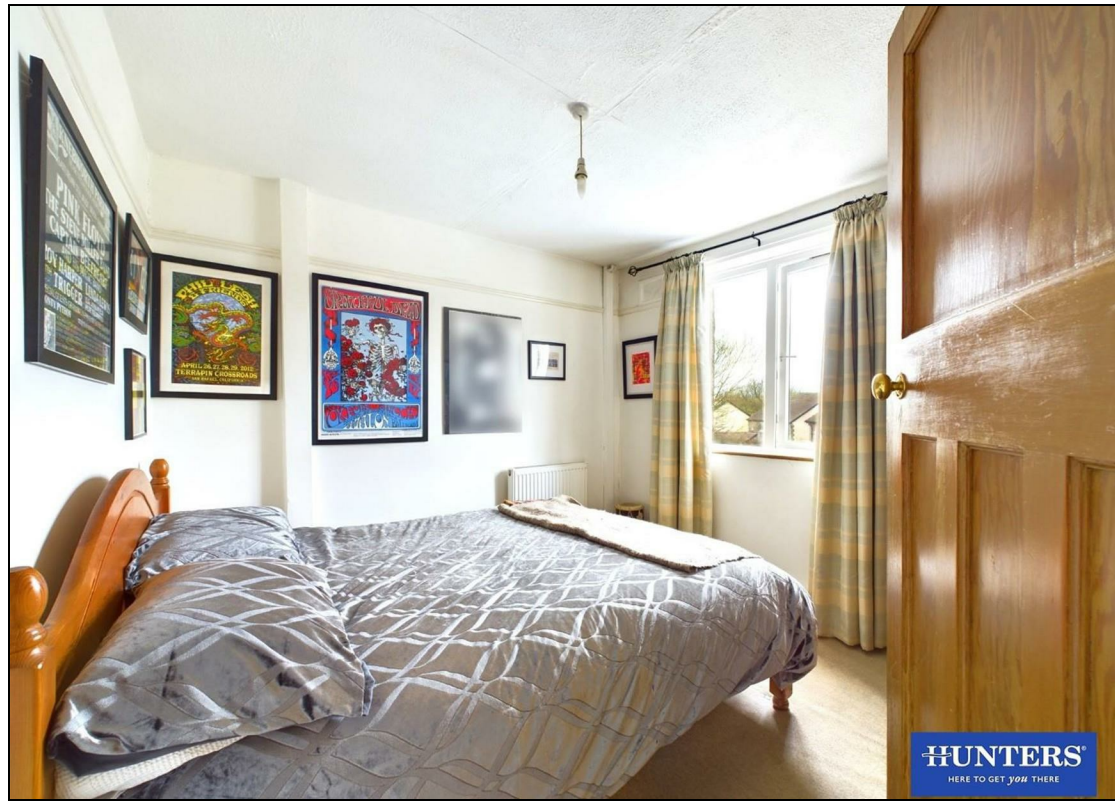
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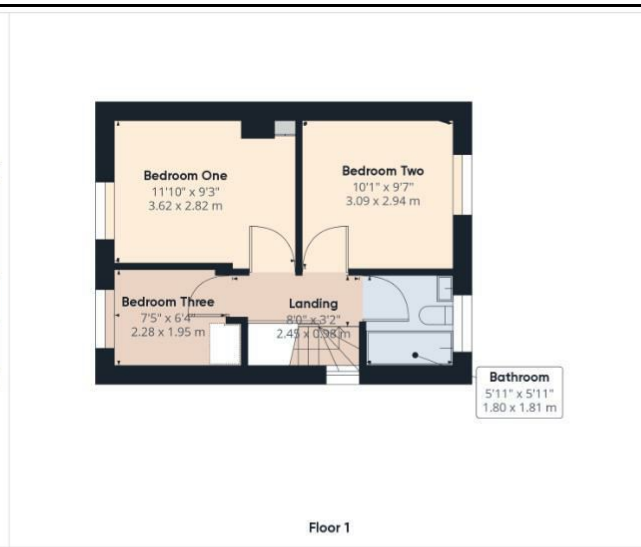
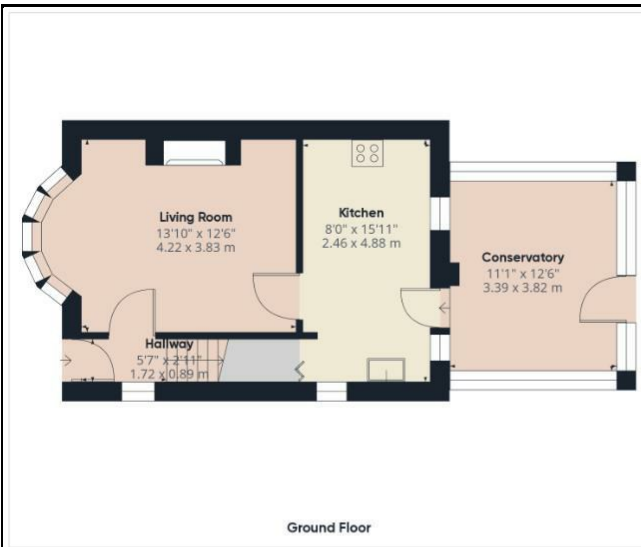


KEY FEATURES

- Conveniently situated family home
- Close to open green space, schools and the town centre
 - Traditional picture rails and high ceilings
- Living room with focal fire place and bay windows
- Fitted kitchen leading into a dining conservatory
 - Three bedrooms, two doubles and a single
 - Three piece family bathroom suite
- Fitted out attic room "additional family space"
 - Private garden and parking for two vehicles
 - Energy performance report D







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Approximate total area⁽¹⁾
929.7 ft²
86.37 m²

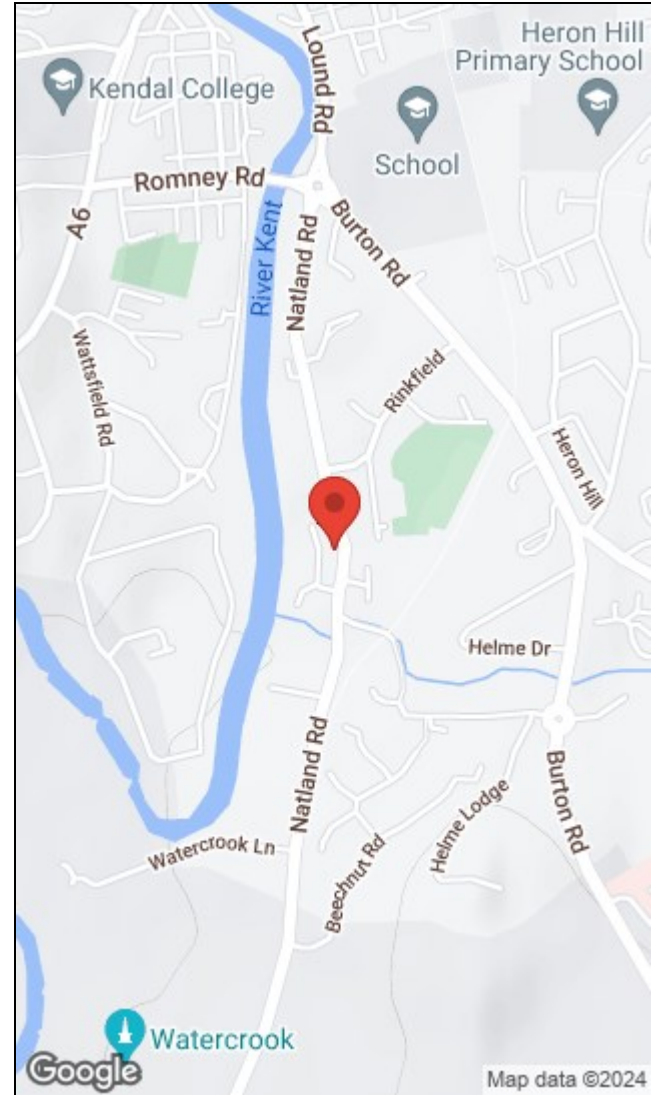
Reduced headroom
73.37 ft²
6.82 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	85	EU Directive 2002/91/EC	
England & Wales		England & Wales	

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