



**Wandales Lane, Kendal**

, LA9 7QY

**£550,000**



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**HUNTERS<sup>®</sup>**  
EXCLUSIVE

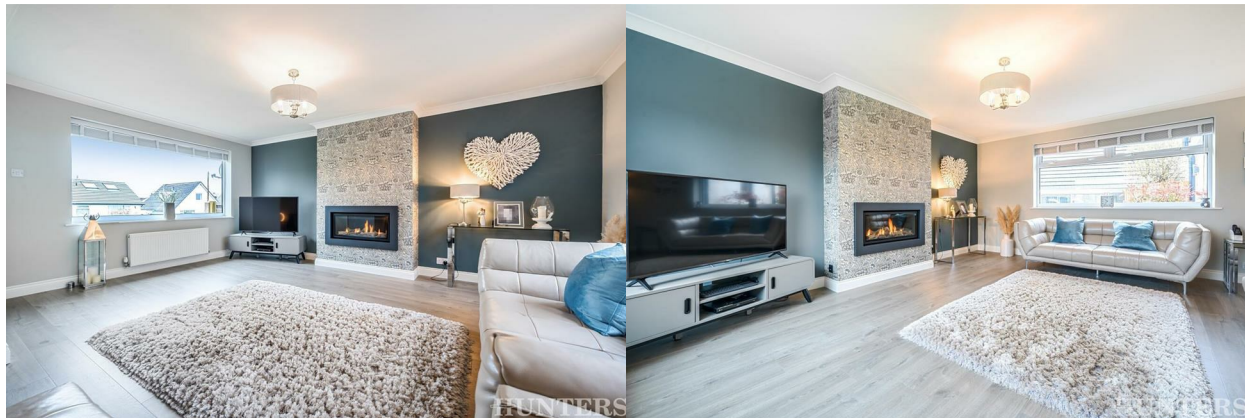
# Wandales Lane, Kendal

## DESCRIPTION

Situated within a substantial corner plot within the highly sought after hamlet of Natland Kendal. Offered for sale is a immaculately presented bungalow that has been modernised, extended, styled and converted to create a luxurious family home. The space includes a central hallway with entrance porch, family living room with a gas flame inbuilt fire, ample space for furnishings with modern décor. The kitchen is "a show stopping space" with an impressive central island and extended dining area filled with light from the roof lantern and bi-folding doors, leading to the landscaped garden. Furthermore there is a high specification utility room, a pristine four piece family bathroom suite, three double bedrooms and a functional office /games room fitted into the attic space.

Outside the property there's a detached garage with driveway parking for two cars. The garden is generously sized and warps around the bungalow, is lawned to the front and side, with an additional enclosed low maintenance private garden to the rear, that is fully paved/landscaped and is accessed directly from the impressive kitchen dining room "offering families space to play and entertain".

Natland is a small village located 2 miles south of Kendal town. Within Natland there are many local walks, a highly regarded primary school, secondary schools close by and the M6 motorway is accessible within minutes.



# ROOMS

**Porch**  
Front access, Spanish style tiled flooring, space for coats and boots. White décor with a perspex roof.

**Hallway**  
Generous central hallway with double inbuilt storage. Neutral decor, spot lighting and wood style flooring.

**Living Room**  
175" x 174"



Modern and tasteful décor, wood-style flooring, gas flame raised inset fire within a decorative feature wallpapered chimney breast. Pendant lighting and dual aspect windows on either side of the room.

**Kitchen**  
12'1" x 7'8"



High-end fitted Webb's painted grey units, quartz worktops with inset sink and mirrored splash-back. Inbuilt storage, Integrated fridge/freezer, dishwasher, grill and oven. Central island with quartz worktops, inset hob with extraction and above featured lighting. Porcelain tiled flooring flowing into the open aspect dining area and utility.

**Dining Room**  
12'1" x 13'6"



Impressive open plan dining area from the kitchen, feature wall with high level window, porcelain tiled flooring and spot lighting. Bi-folding doors accessing the garden and a roof lantern adding light to the room.

**Utility**  
4'6" x 13'6"



Flowing from the kitchen with soft grey fitted shaker units, stone effect worktops with upstand and inset sink. Side facing window, neutral décor with spot lighting. Plumbing for a washing machine and dryer.

**Bedroom One**  
9'11" x 11'9"



Soft grey toned decor with matching grey carpets, large windows over looking the patio. Pendant lighting and space for wardrobes.

**Bedroom Two**  
9'11" x 12'0"



Bedroom two of grey decor and matching carpets, large front garden facing windows pendant lighting and space for wardrobes.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive	

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If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**86 Highgate, Kendal, LA9 4HE | 01539 816399 | [kendal@hunters.com](mailto:kendal@hunters.com)**



