

# HUNTERS<sup>®</sup>

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## Shanny Lane

Natland, Kendal, LA9 7QX

Offers In The Region Of £305,000



Sit on the entry to a quiet cul-de-sac full of pretty white painted properties, this detached bungalow has plenty to offer. Well looked after over the years, the property is offered without chain and has undergone some recent improvements offering peace of mind to the new owner.

The accommodation comprises of: Entrance hall, living room, kitchen/diner, three bedrooms (two doubles and one single), and a bathroom. Outside you will find a detached garage with a workshop/utility at the rear, a long driveway, and neatly kept gardens to the front and rear.

There have been recent updates to the electrics and plumbing, and the property has been painted and in places replastered. It benefits from gas central heating and double glazing.

The bungalow is located in the village of Natland which sits 3 miles to the south of Kendal town centre. There are nearby pubs and restaurants and a supermarket just 1.2 miles away. Oxenholme Station is a mile away connecting you with the main west rail line. The Lake District National Park and the Yorkshire Dales National Park are both within easy reach.





## Entrance Hall

You enter through a double glazed door with side panel and into a wide entrance hall filled with natural light. There is access to all the living accommodation from the hallway and a useful storage cupboard.

## Living Room 17'5" x 12'2" (max) (5.32m x 3.71m (max))

A good sized living room with a striking box bay window to the front and a smaller window to the side elevation making for a sunny and airy room. There is a gas flame fire and access through to the kitchen diner.

## Kitchen / Diner 22'2" x 7'4" (6.77m x 2.25m)

Fitted with a range of units at wall and base level and with contrasting worksurfaces over. There is a stainless steel sink and drainer, space for fridge/freezer, for an oven and the splashbacks are tiled. There is a gas fired boiler in this space to. All perfectly serviceable for the new owner, thought perhaps a new kitchen fit out might on the list of renovations. To the opposite end of the kitchen units is a dining area, suitable for table and chairs. There is a door to the side of the property leading outside.

## Bedroom One 14'11" x 8'11" (max) (4.56m x 2.73m (max))

A double room located at the back of the house and with a door leading into the rear garden. Nice garden views and with built in wardrobe for storage and hanging.

## Bedroom Two 11'5" x 10'6" (3.48m x 3.22m)

As second double and again with a door leading out to the rear garden and built in wardrobes for storage and hanging.

## Bedroom Three 9'0" x 6'10" (2.75m x 2.09m)

A smaller third bedroom which depending on the new owners requirements could serve as an office or hobby room.

## Bathroom 7'11" x 4'11" (2.43m x 1.52m )

Three piece suite with bath, pedestal wash-hand basin, and WC. There is a large storage cupboard which also contains the hot-water cylinder.

## Gardens

The property has a lawn to the front with planted borders while to the rear is an enclosed garden with established trees and shrubs, and wonderful onwards views. There is a seating area as well flagged paths for access and a raised gravel area. The garden connects nicely to the double bedrooms with their door accesses.

## Detached Garage 16'2" x 7'9" (4.93m x 2.38m)

There is a large detached garage / workshop, with an up-and-over door and with light and power.

## Workshop / Utility 8'4" x 7'5" (2.56m x 2.28m)

At the back of the garage you will find a workshop, come utility room with light, power and plumbing for a washing machine and water supply. 2.28m x 2.56m

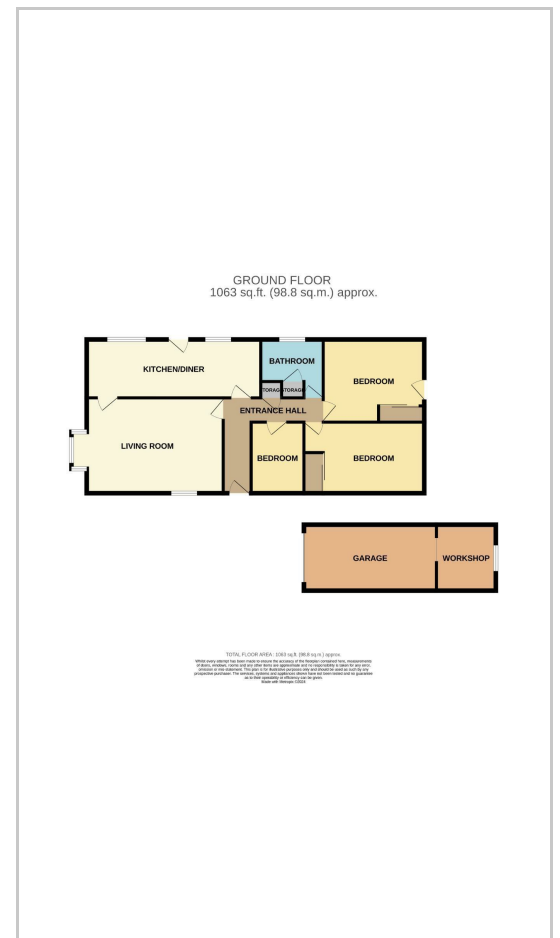
## Driveway

A long tarmac drive way leading to the garage, capable of parking two to three cars.

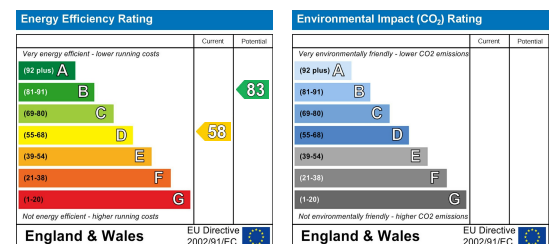
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** 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.

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