



Long Meadow Lane

Natland, Kendal, LA9 7QZ

Guide Price £475,000



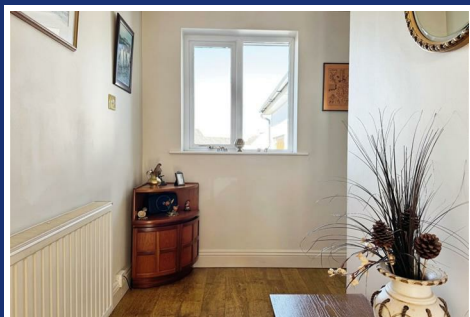
- Three Bed, Extended True Bungalow
- Open Plan Kitchen Diner and Separate Utility
- Master Bedroom Ensuite
- Integral Garage
- Gas Central Heating & Double Glazing

- Impressive Day Room with Vaulted Ceiling
- Lounge with Bay Window and Long Views
- Family Bathroom
- Gardens Front and Rear and Long Drive
- Council Tax Band E

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****CALL HUNTERS TO BOOK A VIEWING**** Sale of a spacious true bungalow that will appeal to a wide range of house hunters from younger buyers looking to set up a family home to downsizers looking for a place to retire. The accommodation has been extended with the central feature being the large open plan kitchen/diner that connects with an impressive day room complete with vaulted ceiling and with large format windows into which natural light floods into this highly social space.

Boasting a second reception, the lounge to the front of the house has a deep bay window providing elevated views and once again light shines into the space with windows to three elevations. There are three bedrooms in total with the master being ensuite and there is a good sized family bathroom. Finishing of the list of internal accommodation is a utility room.

The integral garage has a vaulted ceiling providing plenty of storage space and outside you will find a long driveway with parking for multiple vehicles.

There are gardens front and rear, with the front garden being stocked with mature shrubs and trees which provide plenty of privacy with the bungalow being set well back from the road. The rear garden is low maintenance having being laid with gravel with interspersed planting. The rear boundary borders onto an agricultural field and there open views to the hills beyond.

With the benefits of double glazing and gas central heating, this is a wonderful bungalow in a desirable village. Full of natural light, space and still with further potential. An early viewing is recommended.

Natland is a pretty village located approximately three-miles south of Kendal and surrounded by countryside, The village features a charming setting with an attractive village green. You will find St Mark's C of E Primary School and a Church, plus a village hall. A five minute drive into Kendal provides all the amenities you will need and the Westmorland General Hospital and Oxenholme train station are near by

Hallway

A few steps up and through the front door and you enter the hallway which provides access to all the accommodation. You will also find a useful storage cupboard.

Kitchen/Diner

33'9" max x 12'1" m max (10.29m max x 3.69 m max)
Fitted with a comprehensive range of cabinets at wall and base level and with contrasting work surfaces running over. The kitchen is open plan to the dining area and the impressive day room. Integral appliances include a 5-ring gas hob, an overhead extractor, electric oven and electric grill, an undercounter fridge and freezer, a dishwasher, and a one-and-a-half bowl sink and drainer.

There is a peninsular unit, the other side of which is a space big enough for a family sized dining table and chairs.

Day Room

33'9" max x 12'1" m max includes kitchen/diner) (10.29m max x 3.69 m max includes kitchen/diner))
Then you come to the impressive day room, with a vaulted ceiling and large format windows offering wonderful views over the garden and the fields and hills beyond. Light floods into this space with windows on three elevations and French Doors leading out to side and onto a patio area. This is superb social space for friends and family and a lovely place to sit and relax and take in the view.

Utility

8'6" m x 4'4" (2.61 m x 1.33m)
Located just off the kitchen and having a work surface with a washing machine and vented dryer underneath, and a range of wall cabinets. A side door leads out to the rear garden.

Lounge

17'3" max x 18'6" max (5.26m max x 5.65m max)
Located to the front of the bungalow and with a deep bay window looking out from the elevated plot over the roof tops of the surrounding houses and onwards to the hills. The rooms enjoys natural light from three elevations and is a peaceful place to sit and relax.

Master Bedroom

15'6" x 8'11" (4.73m x 2.72m)
Located to the rear of the house and with a range of fitted wardrobes, cabinets and top boxes.

Ensuite

6'10" x 4'3" (2.10m x 1.31m)
The ensuite comprises of a corner shower cubicle, wash-hand basin, and low level WC

Bedroom Two

11'9" x 10'7" (3.59m x 3.25m)
A second double bedroom and once again with a range of wardrobes and chest of draws.

Bedroom Three

11'10" x 7'5" (3.62 x 2.28m)
Used by the current owner as an office, and amply big enough to be a large single room. Contains the gas-fired boiler housed in a cupboard.

Family Bathroom

7'11" x 7'5" (2.43m x 2.28m)
The bathroom comprises of a panel bath with a shower over, a wash-hand basin set in a vanity unit with cupboard storage and a WC. There is also a chrome towel rail.

Integral Garage

15'4" x 8'9" (4.69m x 2.69m)
With an up and over door and with light and power. There is a side window and the roof is vaulted allowing for plenty of storage.

Front Garden

The bungalow is set well back from the road and afforded a high degree of privacy by the well stocked front garden with mature plants, shrubs and trees, and an attractive crescent shaped patio.

Rear Garden

This is a low maintenance gravel garden with established planting and bordering onto a field with long views to the hills. The garden is on a raised level and it is a few steps down to a patio area outside of the day room.

Driveway

With ample space for parking multiple cars.

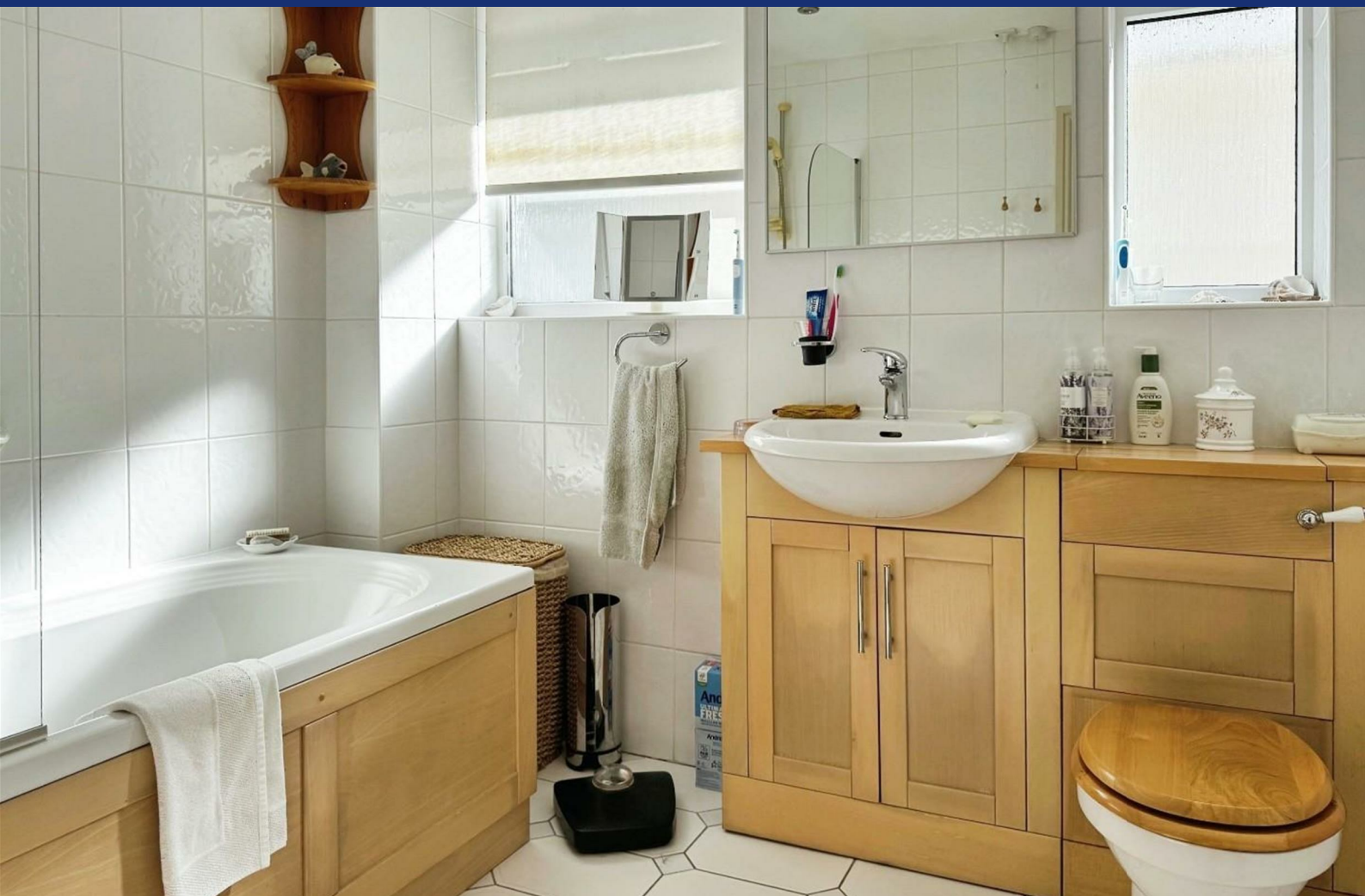
Agents Note

At the foot of the drive and alongside the road there is an enclosed and screened piece of land that houses a small electricity sub station. It is set well away from the house and is of no imposition to the property, however some mortgage lenders will seek for further disclosures and you should make your broker aware of this before committing to a survey.

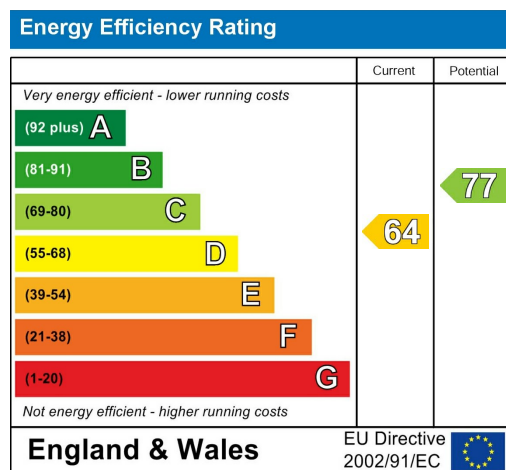
Floorplan







Energy Efficiency Graph



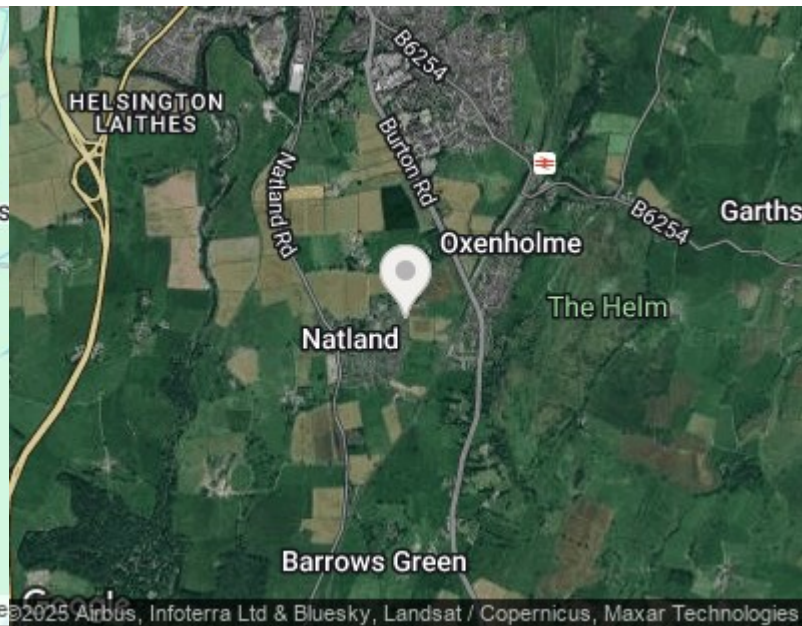
Viewing

Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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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