



## Rowan Gardens, Natland, Kendal, LA9 7FJ

- Detached Four Bed Family Home
- Dining Room
- Master Bedroom Ensuite
- Family Bathroom
- Great Gardens
- Living Room
- Modern Fitted Kitchen
- Large Corner Plot
- Cloakroom WC
- Garage and Off Road Parking

**Guide Price £390,000**





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## DESCRIPTION

Fantastic new price, unexpectedly back on the market. A spacious 4-bed detached property with attractive stone detailing and enjoying a corner location with and a large garden. Located in the pretty village of Natland, this is an ideal family home in a sought after location.

Originally built in 2011, the house is now ready for some decorative updating, but the original high-spec kitchen and bathrooms are all in good condition. The accommodation comprises of; Entrance Hall, Cloakroom with WC, Living Room, Kitchen/Diner, and Utility, whilst to the first floor you will find four bedrooms, with the Master being Ensuite, and a Family Bathroom. The property enjoys the further benefits being double glazed and gas centrally heated.

Outside the gardens wrap round the house, with a patio area, plenty of parking out to the front, and a garage.

Natland 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.





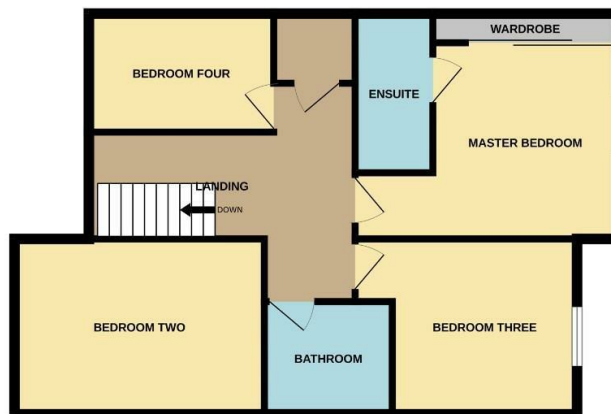




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewings

Please contact [kendal@hunters.com](mailto:kendal@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

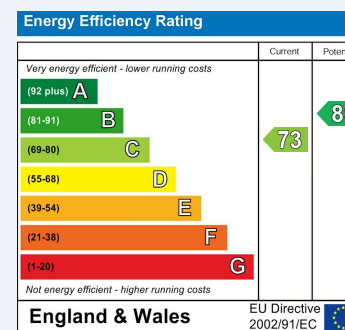
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



86 Highgate, Kendal, LA9 4HE  
Tel: 01539 816399 Email: [kendal@hunters.com](mailto:kendal@hunters.com) <https://www.hunters.com>

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.

