



HUNTERS

## Long Meadow Lane

Natland, Kendal, LA9 7QZ

Guide Price £475,000



- Detached Three Bed Bungalow on a Corner Plot
- Large Conservatory
- Modern Family Bathroom
- Tandem Garage plus a driveway with ample parking to include a camper/caravan
- Beautiful Manicured Gardens
- Living Room
- Master Bedroom with Ensuite
- Kitchen & Separate Utility
- Roof replaced in the last Twelve Months
- Council Tax Band E

# Long Meadow Lane

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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. With three bedrooms, the master being ensuite, a living room, hard wood framed conservatory, kitchen and bathroom, whilst to the lower level you will find a useful utility and a tandem garage. From the living room you have long views over rooftops and to the countrywide beyond, whilst to the rear, when sat in the conservatory, you look out over a meadow and to the hills beyond. The property has been well maintained by the currently owners, including the install of a new roof within the last twelve months.

The show-stopping gardens wrap around the house to three sides and a pretty raised terrace completes the landscaping. There are two driveways, one in front of the garage and another to the rear which is big enough for a large vehicle and a caravan.

With the benefits of double glazing and gas central heating, this is a wonderful bungalow is located in the desirable village of Natland, a pretty 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 nearby.

## Entrance Porch

You enter into the property via a timber framed porch that keeps the weather away from the door and is a good place to kick of shoes before coming into the entrance hall.

## Entrance Hall

The entrance hall provides access to all the living accomodation and has two useful cupboards for storage, and there are stairs descending down to the utility and the garage.

## Living Room

A large living space with wonderful long views over rooftops and onwards to the countryside beyond. Plenty of space in here for a three-pieces suite, and for a dining table and chairs. Natural light floods in from the windows to the front and side elevations and from the double, timber framed and glazed doors leading into the conservatory.

## Conservatory

This is a fantastic space, bespoke made with hard wood timber frame, double glazed window panels, and an insulated ceiling making it an all year-round living area. The views to the rear are unbroken, reaching over a field and the garden warps around each of the three glazed elevations. There is underfloor electric heating and double doors leading out to the garden.

## Kitchen

Fitted with a range of units at wall and base level and with contrasting work-surfaces running over. Integral appliances include an eye level electric oven and grill, a ceramic hob with overhead extractor, a one-and-a half bowl sink and drainer, a built-in microwave, fridge, freezer, and there is space and plumbing for a washing machine. A external door leads outside to the garden.

## Bedroom One

The main bedroom looks out from the rear of the bungalow to the garden and has plenty of space for a double bed and other furniture. There is also a useful storage cupboard.

## Ensuite

Fitted with a shower-cubicle, low level WC and pedestal wash-hand basin.

## Bedroom Two

A second double bedroom and with a window to the front elevation.

## Bedroom Three

The third bedroom is a single room, with built in storage and a window to the front elevation.

## Bathroom

The bathroom has a bath with side panel, a wash-hand basin set in a vanity unit and a low level WC. With plenty of cupboard storage for linen and other items.

## Lower Level

From the entrance hall, a staircase leads down to the lower level and into a useful utility and then onto the garage.

## Utility

With some useful cabinets, a sink and drainer, and a cupboard houses the gas fired boiler. An internal door then leads into the garage.

## Garage

This is a large garage, capable of parking two cars in tandem, making it a great space potentially for hobbies, as a gym or shop. The vehicular access is via an electric up-and-over door and there is internal access to the house via the door into the utility.

## Gardens

The gardens are beautiful and have been lovingly created and cared for by current owners over the years. Being a corner plot, the garden wraps round the property to three sides and there is a real mix of planting styles and landscaping. To the front and side there are deep beds with a mix of mature shrubs and trees lining the boundary and in between is a shaped and beautifully manicured lawn. Ornate features include a stone wishing well, hard paths, and steps up to the raised terrace leading to the house. At the rear you will find a patio and seating area set alongside the conservatory and the field to the rear boundary.

## Driveways

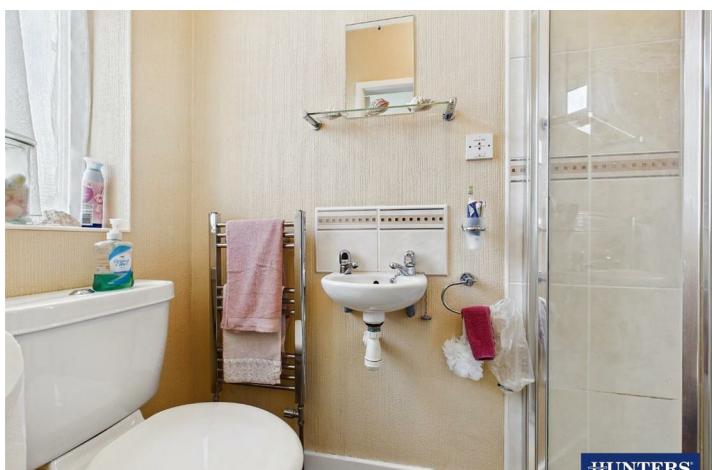
There is a sloping driveway leading down to the garage, and a long gravelled drive to the rear of the plot that is designed to provide parking for a camper or caravan.

## Raised Terrace

The raised terrace wraps around the front of the bungalow, with attractive slate paving slabs and a metal ballastaurd. With great views over the garden and the surrounding area.

## Floorplan







**HUNTERS®**

### Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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



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HERE TO GET *you* THERE

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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