HUNTERS®

HERE TO GET *you* THERE



Long Meadow Lane

Natland, Kendal, LA9 7QZ

Guide Price £465,000

3 | 2 | 2 | D

- Detached Three Bed Bungalow on a Corner Plot
- Living Room & Large Conservatory
- Modern Family Bathroom
- Tandem Garage plus a driveway with ample parking to include a camper/caravan
- Beautiful Manicured Gardens
- No Chain
- Master Bedroom with Ensuite
- Kitchen & Sperate Utility
- Roof replaced in the last Twelve Months
- Council Tax Band E

Long Meadow Lane

Natland, Kendal, LA9 7QZ

Guide Price £465,000







This spacious true bungalow is sure to attract a variety of buyers, from growing families searching for a long-term home to those looking to downsize and enjoy retirement in a peaceful setting. The accommodation includes three bedrooms, with the principal bedroom benefiting from an en-suite, together with a living room, kitchen, bathroom and a hardwood framed conservatory. On the lower ground floor there is also a useful utility room and a tandem garage.

The living room enjoys far-reaching views across the rooftops and out towards the surrounding countryside, while the conservatory at the rear overlooks a meadow with hills beyond, creating a lovely outlook all year round. The current owners have carefully maintained the property, including the installation of a new roof within the past two years.

Beautiful wraparound gardens extend around three sides of the bungalow and are complemented by an attractive raised terrace area. The property also benefits from two driveways — one positioned to the front of the garage and another to the rear, offering ample space for a large vehicle and caravan storage.

Further benefits include double glazing and gas central heating. The bungalow is situated in the highly sought-after village of Natland, an attractive village approximately three miles south of Kendal and surrounded by beautiful countryside. Natland features a picturesque village green, along with St Mark's CofE Primary School, a church and village hall. Kendal is only a five-minute drive away and provides an excellent range of amenities, while Westmorland General Hospital and Oxenholme railway station are both conveniently close by.

Entrance Porch
You enter into the property via a hardwood 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 celling 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.

Master Bedroom
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 funriture. 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 nd 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.

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £40 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan


HUNTERS
HERE TO GET you THERE
Garage
35'2" x 11'11"
10.73 x 3.64 m
Utility Room
11'5" x 8'11"
3.49 x 2.73 m
Ground Floor
Sunroom
11'7" x 14'4"
3.53 x 4.39 m
Ensuite
6'5" x 2'11"
1.96 x 0.90 m
Bedroom One
11'11" x 11'11"
3.63 x 3.65 m
Kitchen
11'9" x 9'3"
3.60 x 2.83 m
Living Room
17'2" x 16'9"
5.25 x 5.12 m
Hallway
4'10" x 20'4"
1.47 x 6.21 m
Bathroom
4'9" x 8'11"
1.46 x 2.72 m
Hallway
Entry
3'2" x 5'7"
0.93 x 1.71 m
Bedroom Two
9'10" x 12'9"
3.01 x 3.91 m
Bedroom Three
8'9" x 8'11"
2.68 x 2.72 m
Outdoor Terrace
5'7" x 34'9"
1.71 x 10.60 m
N
E
S
W
Approximate total area(1)
1678 ft²
155.9 m²
Balconies and terraces
244 ft²
22.7 m²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.
GIRAFFE360


HUNTERS

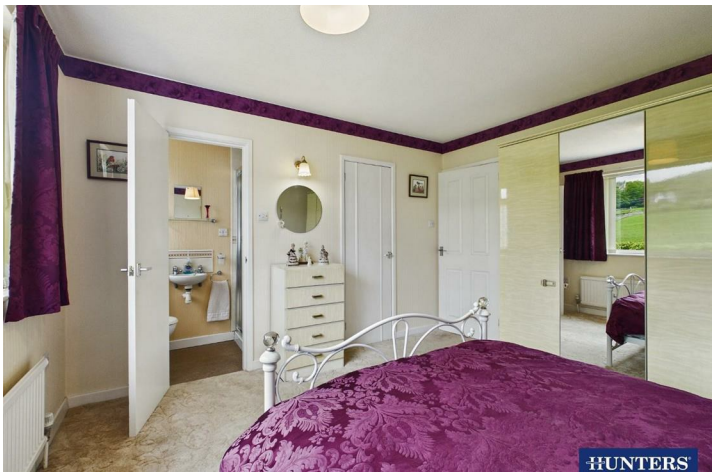

HUNTERS

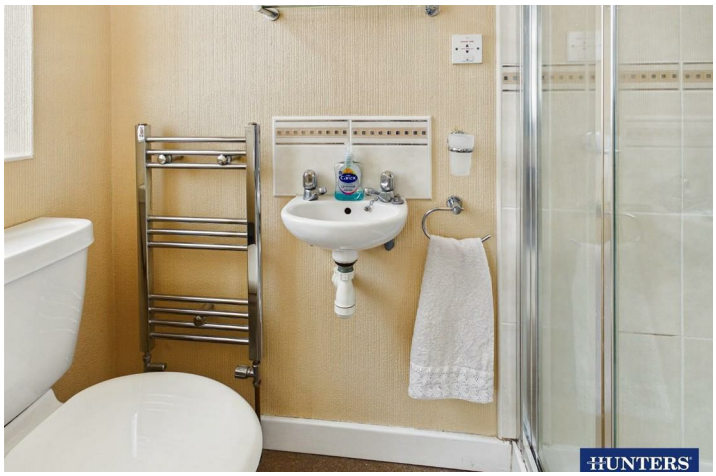

HUNTERS


HUNTERS



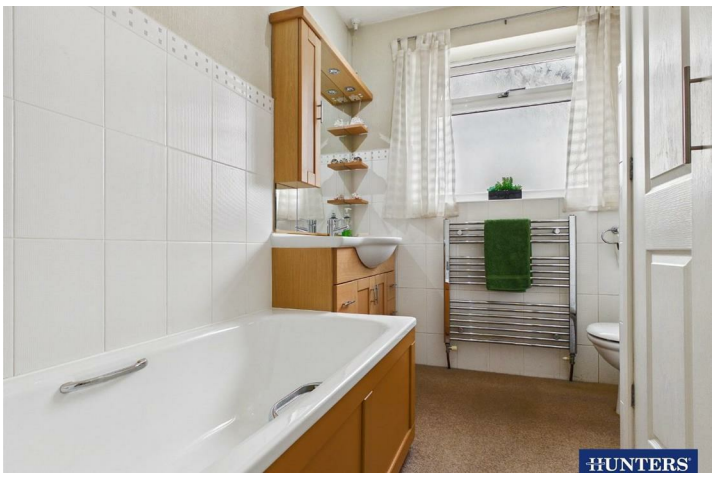


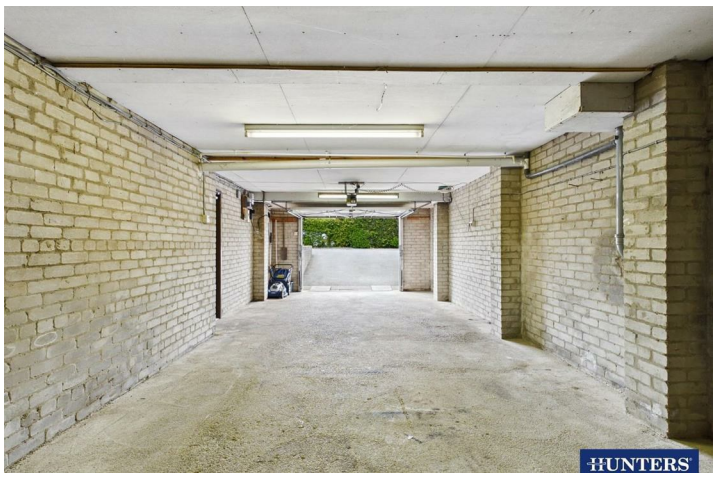






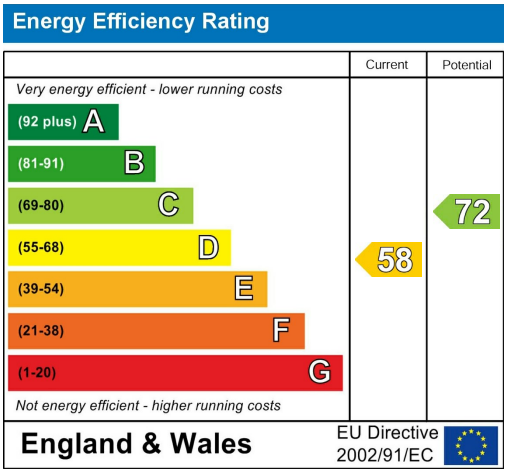


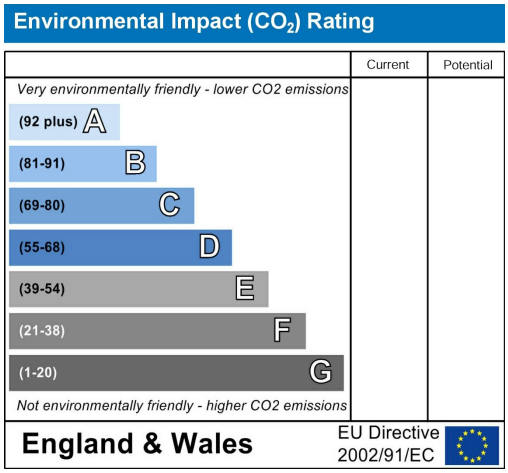






Energy Efficiency Graph





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





HUNTERS®

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.

86 Highgate, Kendal, LA9 4HE
Tel: 01539 816399 Email: kendal@hunters.com
https://www.hunters.com

The Property Ombudsman