



Natland

£395,000

2 Long Meadow Lane, Natland, Kendal, Cumbria, LA9 7QZ

This beautifully presented detached bungalow is set on a spacious plot in the charming village of Natland. Inside, the home features an inviting, triple aspect, L-shaped living and dining room, perfect for both relaxation and entertaining. The fitted kitchen is functional and bright, while the property boasts three comfortable bedrooms and a modern shower room, catering to all your living needs.

Outside, you'll find meticulously maintained gardens at both the front and rear, providing an ideal space for outdoor enjoyment or gardening. Additional highlights include a detached garage and off-road parking, ensuring convenience for residents and guests alike. This delightful bungalow is ready for you to move in and start enjoying the peaceful village lifestyle right away!

Quick Overview

Well presented detached bungalow
 L Shaped living/dining room & fitted kitchen
 Three bedrooms
 Modern shower room
 Off road parking
 Detached garage
 Well maintained front & rear gardens
 Gas central heating
 Early viewing recommended!
 Openreach broadband available



3



1



2



E



Openreach



Detached Garage
& driveway

Property Reference: K6971



Entrance Hall



Kitchen



Dining Area



Shower Room

Property Overview: Natland is a picturesque village located near Kendal in Cumbria. Surrounded by stunning countryside, it offers a tranquil atmosphere and a strong sense of community. The village features charming houses, close to local amenities and beautiful green spaces, making it an ideal location for those seeking a peaceful rural lifestyle. Its proximity to both the Lake District and Yorkshire Dales National Parks provides residents with ample opportunities for outdoor activities, including hiking and cycling, while the nearby town of Kendal offers additional shopping, dining and cultural experiences.

As you step through the front door, you are greeted by a welcoming entrance hall that provides access to all the living spaces of the bungalow. This inviting area also features a convenient access point to the loft space, additionally there is an alcove with a built-in storage cupboard.

The L-shaped living and dining room boasts full-height windows that fill the space with natural light and offer a lovely view of the front garden. This inviting area is perfect for both relaxation and entertaining, enhanced by a feature fireplace complete with a marble hearth and a coal-effect gas fire, creating a warm and cosy atmosphere for gatherings or quiet evenings at home.

The kitchen features a range of wall and base units, complemented by spacious work surfaces that include an inset sink with a drainer and coordinating part-tiled walls. It is equipped with an integrated electric oven and a four-ring gas hob, along with plumbing for a washing machine and space for an under-counter fridge. A window with aspect to the side and a door to the outside porch with steps leading conveniently to the driveway.

Bedroom One is a generously sized double room that overlooks the garden, creating a peaceful retreat. Bedroom Two is also a comfortable double, offering a similar garden view and featuring a convenient built-in wardrobe for additional storage. Bedroom Three serves as a single room, with a pleasant view of the front of the property, making it a versatile space that could easily function as a guest room, home office, or nursery.

The modern shower room boasts a three-piece suite that includes a spacious walk-in shower cubicle, featuring a rain head shower and a separate handheld attachment, a wash hand basin and a WC. The room is enhanced by attractive tiled walls and flooring, along with a heated towel rail. Two windows allow for natural light to fill the space and a useful storage cupboard provides additional storage space.

As you head outside, the property offers off-road parking that conveniently leads to a detached garage. The large, well-maintained gardens create an inviting outdoor space, with the



Living Room



Kitchen



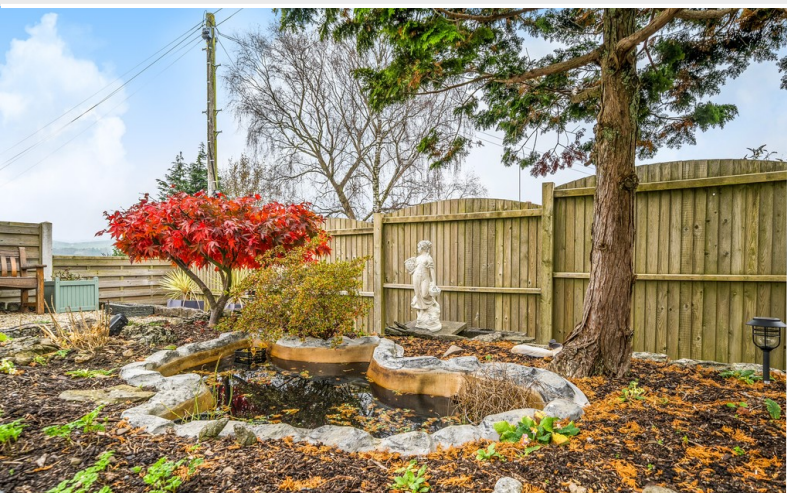
Bedroom One



Bedroom Two



Views



Pond

front garden featuring a lush lawn complemented by a colorful flower border, and a path that leads gracefully to the front door. The rear garden is a delightful retreat, showcasing a generous lawn area framed by a variety of flowers and trees, a charming patio perfect for alfresco dining, and a tranquil pond that adds to the serene ambiance of the outdoor space.

Accommodation with approximate accommodations:

Ground Floor

Entrance Hall

L Shaped Living/Dining Room

20' 0" x 17' 10" (6.10m x 5.46m)

Fitted Kitchen

11' 10" x 7' 3" (3.63m x 2.21m)

Bedroom One

11' 10" x 10' 7" (3.61m x 3.23m)

Bedroom Two

15' 5" x 8' 11" (4.72m x 2.72m)

Bedroom Three

8' 11" x 6' 9" (2.72m x 2.08m)

Shower Room

Detached Garage Up and over door. Power and light.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



OS Map - 01193261



Rear Garden



Rear Garden



Front Garden



Patio area

Parking: Off Road Parking

Services: Mains gas, mains water, mains electricity and mains drainage.

Council Tax: Westmorland & Furness Council - Band E

Tenure: Freehold

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words Location & Directions [///films.order.truly](http://films.order.truly)

Leave Kendal on the Burton Road and proceed past Asda and The Westmorland General Hospital. Take the first turning right at the top of the hill, signposted Natland, onto Oxenholme Lane and follow the lane down take the first turning left into Long Meadow Lane and number 2 can be found on the corner of Long Meadow Lane and Shanny Lane.

Meet the Team

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Long Meadow Lane, Natland, Kendal, LA9

Approximate Area = 890 sq ft / 82.6 sq m

Garage = 224 sq ft / 20.8 sq m

Total = 1114 sq ft / 103.4 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hackney & Leigh. REF: 1208501

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