



8 Long Meadow Lane, Natland  
Asking Price £330,000

Your Local Estate Agents  
Thomson Hayton Winkley



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An appealing detached bungalow with far reaching views located within Natland Village. Having a sitting/ dining room, kitchen, three bedrooms, shower room, cloakroom, generous garage, ample parking and gardens. Natland offers easy access to Kendal, Oxenholme railway station and the M6.







## 8 LONGMEADOW LANE

A well proportioned detached bungalow with lovely far reaching views overlooking St. Marks Church and primary school towards Scout Scar, Whitbarrow Scar and open countryside. Pleasantly situated in a popular residential area within Natland village which has a thriving community and offers a well regarded primary school and a village hall. Natland is well placed for the market town of Kendal, the mainline railway station at Oxenholme, both the Lake District and Yorkshire Dales National Parks and the M6.

The accommodation, which would benefit from being updated cosmetically, briefly comprises entrance hall, sitting/dining room, kitchen, three bedrooms, shower room and cloakroom. The bungalow benefits from double glazing and gas central heating and is offered for sale with no upper chain.

Outside there is a garage with workshop space, ample driveway parking and established gardens with spectacular views from the rear.

### ENTRANCE HALL

15' 9" max x 13' 2" max (4.81m x 4.02m)

Double glazed door with adjacent double glazed window, radiator, access to partially boarded loft with lighting and drop down ladder.

### SITTING/DINING ROOM

20' 4" max x 14' 10" max (6.21m x 4.54m)

### SITTING ROOM

14' 10" max x 12' 8" max (4.54m x 3.87m)

Double glazed box bay window, double glazed window, radiator, living flame gas fire to marble fireplace, fitted shelving to alcove, coving.

### DINING AREA

9' 11" x 7' 5" (3.03m x 2.27m)

Double glazed door to garden with adjacent double glazed window, double glazed window, radiator, coving, serving hatch to kitchen.

### KITCHEN

12' 0" x 6' 11" (3.68m x 2.12m)

Double glazed door, double glazed window, radiator, base and wall units, stainless steel sink, built in double oven, electric hob, gas central heating boiler, space for fridge freezer, plumbing for washing machine, tiling to walls, serving hatch to dining area.





**BEDROOM**

15' 5" x 8' 11" (4.71m x 2.73m)

Double glazed window, radiator.

**BEDROOM**

11' 8" x 10' 8" (3.58m x 3.27m)

Double glazed window, radiator.

**BEDROOM**

8' 11" x 6' 11" (2.73m x 2.12m)

Double glazed window, radiator.

**SHOWER ROOM**

6' 10" max x 4' 9" max (2.09m x 1.47m)

Double glazed window, radiator, two piece suite comprises wash hand basin and fully panelled shower cubicle with thermostatic shower fitment, built in airing cupboard housing hot water cylinder, extractor fan, fitted mirrored wall unit, partial panelling to walls, partial tiling to walls.

**CLOAKROOM**

6' 11" max x 2' 7" max (2.11m x 0.81m)

Double glazed window, two piece suite comprises W.C., wash hand basin with tiled splashback, fitted shelf.

**GARAGE**

23' 10" max x 8' 7" max (7.27m x 2.62m)

Up and over door, single glazed pedestrian door, double glazed window, light and power, water supply, fitted workbench and shelving.

**OUTSIDE**

The front of the bungalow has ample driveway parking to the front of the garage and a lawned garden with established trees and shrubs. The rear of the property, which boasts fabulous views, offers an enclosed lawned garden with well stocked borders and a greenhouse.

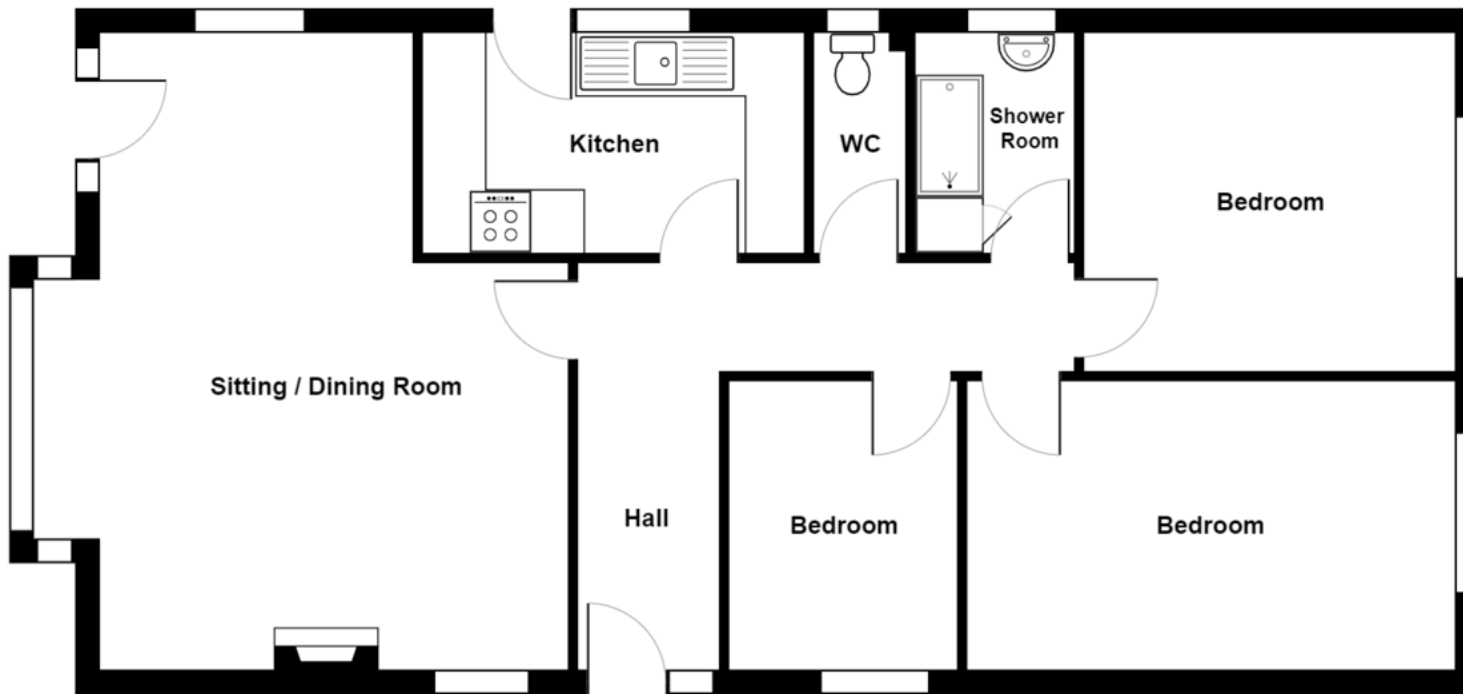
**SERVICES**

Mains electricity, mains gas, mains water, mains drainage.

**COUNCIL TAX BANDING**

Currently Band E as per the Valuation Office website.





8 Long Meadow Lane, Natland, Kendal

Total Area: 82.0 m<sup>2</sup> ... 882 ft<sup>2</sup>



#### Important Notice

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		

#### DIRECTIONS

From our Kendal office proceed south along the A65 passing the leisure centre on the left. At the traffic lights continue to the mini roundabout and proceeding straight over passing Asda and B&Q on the left. Continue up the hill passing the Westmorland General Hospital and take the next turning on the right signposted Natland. Proceed down the hill turning left into Long Meadow Lane to find number 8 located on the right.

WHAT3WORDS:  
lanes.curiosity.bricks

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