



8 ROBBY LEA DRIVE, NATLAND, KENDAL, CUMBRIA, LA9 7QP
£600,000

MILNE MOSER
SALES + LETTINGS

- Cul de Sac Location
- Popular Village with Primary School and Church
- UPVC Double Glazed
- Modern Energy Efficient Updates
- Good Sized Plot
- Versatile Layout
- Light and Bright Accommodation



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GARAGE &
PARKING

OVERVIEW

Driving along Robby Lea Drive, nothing from the front aspect gives away the size of number 8 - what looks like a detached bungalow has a flexible layout, lovely landscaped gardens and a large garage. The accommodation is over two floors and boasts a total of 5 bedrooms (two ensuite) and four reception spaces, there is room for all the family and more! Well maintained by the owners, numerous updates and extensions have been carried out including more recently the installation of solar panels, a battery and air source heat pump. The main lounge looks out over the garden and has a lovely woodburner and the kitchen is well planned for family meals. Three of the bedrooms are on the ground floor, perfect for buyers with limited mobility whilst the two first floor bedrooms both have ensuites and one access to the terrace. Externally, the owners have excelled. The gardens are beautifully planned and maintained with numerous seating areas, borders and there is even a splash pool. Ready for the next family to move in, a viewing is highly recommended.

ACCOMMODATION

Approaching over the lovely front garden, a porch welcomes you into the property with space to shed wet coats and shoes before moving into the hallway. Once in the lounge, you get the first glimpse of the impressive rear garden from the large picture window. A cosy woodburner provides a focal point and there is open access to the adjoining sitting room. The dining room and conservatory are both accessed from the sitting room and there are internal windows to keep the space nice and light. Looking





out over the Mediterranean inspired rear garden, the conservatory has a holiday feel and having a radiator ensures it can be used year round whatever the British weather! Once in the kitchen, it is easy to imagine family meals being prepared - fitted with limed oak units and blue/grey speckled worktops, there is space for the keenest of cooks. There is an induction hob, a double under counter oven and grill, an integrated dishwasher and a one and a half bowl sink. To keep the kitchen clutter free, a generous utility room provides further storage and houses the controls and filter for the splash pool.

From the lounge, an inner hallway leads to the three ground floor bedrooms and bathroom. The largest has access to the rear garden and two double built-in wardrobes. One of the further bedrooms is currently used as a home office with the third also having built-in furniture. The bathroom impresses with a large walk in shower area with externally controlled shower plus a bath, vanity hand basin and concealed cistern WC. Underfloor heating plus a heated towel rail.

The two upstairs bedrooms are both generous doubles. Leading to the left, the larger of the two has a full width picture window looking over gardens to fields beyond and access to the terrace. There are built-in eaves storage cupboards (one giving access to the solar panels and battery) and the adjoining ensuite has a bath with shower above, WC and a hand basin. The second double, also a good size, looks over rooftops towards St Marks Church and Scout Scar beyond and also boasts an ensuite and eaves storage.



Externally, the property continues to deliver. The front garden has a well maintained lawn with pond surrounded by wildflowers, perennial filled borders, specimen trees and evergreen shrubs. The greenhouse is included in the sale and the air source heat pump is located behind the front porch. There is a gated driveway leading to the garage. Designed to accommodate a caravan, the garage roof has been lifted to 10' and there is a roller door, pedestrian door, power and light. The rear garden has been redesigned and landscaped in recent years. Numerous seating areas have been created

with a sunken patio providing a lovely place to eat outside. A gazebo provides shade and there are raised beds and evergreens all immaculately tended along with a pond with water feature and lighting throughout. A summerhouse/shed provides storage for garden furniture and there is a wood store adjacent. The splash pool is perfect for hot days or just for fun and recreation - a lovely feature.

DIMENSIONS

Lounge 11' 3" x 15' 9" (3.42m x 4.79m)

Sitting Room 8' 3" x 10' 6" (2.51m x 3.20m)

Conservatory 15' 9" x 6' 8" (4.80m x 2.03m)

Dining Room 7' 0" x 10' 6" (2.13m x 3.20m)

Kitchen Diner 16' 8" x 12' 0" (5.08m x 3.65m) max

Utility Room 9' 6" x 14' 8" (2.90m x 4.47m)

Bedroom 14' 1" x 9' 10" (4.30m x 3.00m) max

Bedroom 10' 10" x 8' 11" (3.30m x 2.72m) max

Bedroom 9' 0" x 8' 11" (2.74m x 2.72m) max

Bathroom 6' 10" x 8' 3" (2.08m x 2.52m) max

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Bedroom 15' 10" x 11' 1" (4.82m x 3.39m)

Ensuite 8' 1" x 5' 10" (2.46m x 1.78m) max

Bedroom 13' 11" x 12' 1" (4.25m x 3.68m)

Ensuite 4' 9" x 5' 9" (1.46m x 1.76m)

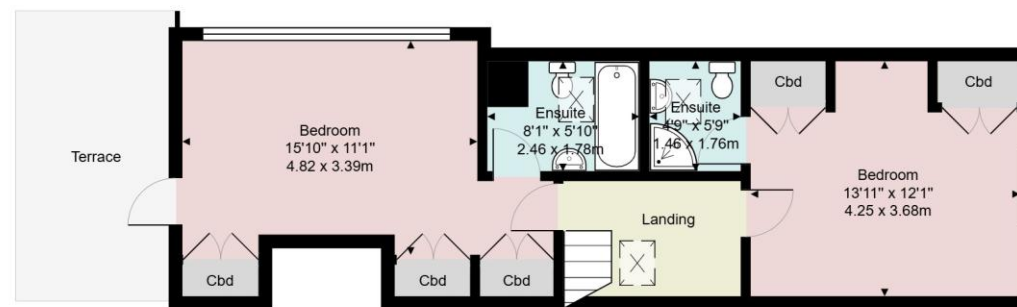
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Garage 9' 11" x 22' 2" (3.02m x 6.76m)









Approx. Total Area: 2140 ft² ... 198.8 m² (excluding terrace)

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
 The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
 Measurements are approximate and for display purposes only

EPC Graph to go here

To arrange your viewing contact our Kendal Team

If you would like further information or insights prior to viewing, please contact Lorna Foley

DIRECTIONS

From the centre of Natland and facing the church, turn onto Helme Lane to the right and then right again onto Robby Lea Drive. Follow the cul de sac round to the left with the property located towards the end of the road to the right hand side.

what3words///stay.think.delay

ESSENTIAL INFORMATION

Services: Mains Water, Electric and Drainage. Solar Panels, Battery Storage and Air Source Heat Pump fitted

Tenure: Freehold

Council Tax Band: F

EPC Grading: TBC

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnmoser.co.uk

Email. lettings@milnmoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnmoser.co.uk



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