



12 ABBEY DRIVE, NATLAND, KENDAL, CUMBRIA, LA9 7QN
£475,000

MILNE MOSER
SALES + LETTINGS

12 ABBEY DRIVE NATLAND, KENDAL LA9 7QN



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GARAGE &
PARKING

OVERVIEW

Positioned on a generous corner plot, this detached bungalow has been modernised and updated and boasts two boutique style high end bathrooms and a modern kitchen.

The triple aspect lounge diner is light and bright and the kitchen opens into the lovely garden room - the perfect place for everyday meals and relaxing year round. The two bedrooms (one ensuite) are both doubles and there is a loft room accessed via a staircase from the hallway. Storage is in abundance throughout the bungalow - the hallway has space for coats and shoes to keep it clutter free and there is an expansive loft plus a dedicated laundry room.

Externally, the bungalow has well maintained gardens both at the front and rear along with a garage and two driveways. Suitable for a range of buyers, the property is close to the local primary school and church and Kendal is easily reached for wider amenities.

ACCOMMODATION

The front path leads to an open porch - a UPVC double glazed door leads into:

HALL

A welcoming entrance with two built in cupboards (one housing the boiler), a radiator and ceiling light. Stairs with oak balustrade lead to the first floor and there is engineered wood flooring.





LOUNGE DINER

16' 11"/11' 10" x 17' 3"/11' 11" x (5.16m/3.61m x 5.25m/3.63m)

Large UPVC double glazed windows face the front and rear aspects and there is a further high level UPVC double glazed window at the side. Three radiators, a ceiling light and Open Reach master socket.

KITCHEN

12' 4" x 9' 1" (3.76m x 2.76m)

Fitted with cream gloss base and wall units, wood block worktops and marble effect splashbacks. Induction hob with canopy above, a double oven and grill and a stainless steel sink with drainer and flexible tap. There is an integrated dishwasher, under unit lighting, radiator and two ceiling light. Double built in cupboard.

GARDEN ROOM

13' 7" x 6' 11" (4.14m x 2.12m)

UPVC double glazed to three sides and an insulated roof - a lovely space useable year round. A door leads to the garden and there is a ceiling light, radiator and recessed wall cupboards.

BEDROOM

11' 11" x 11' 10" (3.63m x 3.60m)

UPVC double glazed window overlooking the rear garden. Ceiling light and a radiator.

ENSUITE

8' 9" x 6' 10" (2.66, x 2.08m)

Updated by the vendors, the good sized ensuite has a luxurious feel with marble tiling to the walls and floor, a walk in shower enclosure, double vanity sinks and a WC. There is a radiator, ceiling light, contemporary waterfall style taps to the basins and a frosted UPVC double glazed window.

BEDROOM

9' 11" x 11' 9" (3.01m x 3.59m)

Facing the front aspect, the second double bedroom has a UPVC double glazed, ceiling light and radiator.

LAUNDRY

8' 9" x 3' 5" (2.66m x 1.03m)

A dedicated laundry room with a tiled floor, radiator and wall light. Plumbing for a washing machine and space for a dryer.



BATHROOM

11' 10" x 6' 0" (3.60m x 1.84m)

UPVC double glazed window to the front elevation. Fitted to the same standard as the ensuite, the bathroom has a concealed cistern WC and vanity hand basin within a stylish unit plus a bath with fixed head and riser spray above. Marble style tiled walls and floor, a ceiling light and radiator.

FIRST FLOOR LANDING

A deep cupboard provides more storage and there is a ceiling light.

LOFT ROOM

11' 0" x 11' 11" (3.35m x 3.62m)

UPVC double glazed window to the front aspect. Re-insulated by the current owners, the space has a ceiling light and radiator.

LOFT

Extending to approximately 37' 2" x 8' 7" (purlin to purlin) (11.33m x 2.62m)

Having some restricted head height, the walk in loft offers excellent storage and has lighting throughout.

EXTERNAL

Positioned on a corner plot, the bungalow has a lovely sweeping front and side garden enclosed by clipped conifer hedging. The lawn is edged by well-tended shrub borders and there is an open porch. There are two driveways, one accessed from Abbey Drive which leads to the garage and the second at the rear from Long Meadow Lane. The rear garden has been landscaped for ease with gravelled seating areas and a patio edged by shrub and flower borders. An undercroft provides further storage.

GARAGE

9' 4" x 15' 10" (2.84m x 4.83m)

Electric roller door, power and light. UPVC double glazed window and door.

DIRECTIONS

Leaving Kendal on Natland Road, continue into Natland village, turning left towards the green and church. Pass the green and primary school - both on the right and turn right onto Long Meadow Lane. Number 12 is located on the right hand side on the corner of Long Meadow Lane and Abbey Drive.
what3words///soap.fault.could







GENERAL INFORMATION

Services: Mains Water, Electric, Drainage and Gas

Tenure: Freehold

Council Tax Band: E

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

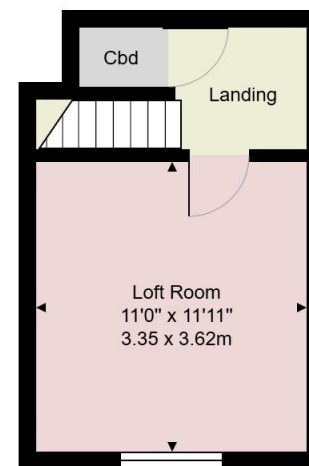
100 Highgate, Kendal, LA9 4HE

Telephone. 01539 725582

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Ground Floor



1st Floor

Approx. Total Area: 1296 ft² ... 120.4 m² including Developed Loft

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

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