



23 LONG MEADOW LANE, NATLAND, KENDAL, CUMBRIA, LA9 7QZ
£425,000

MILNE MOSER
SALES + LETTINGS

- Gas Central Heating
- UPVC Double Glazed Windows
- Great Position for Primary School, Westmorland General Hospital and Oxenholme Mainline Station
- No Onward Chain
- Rare Opportunity to Acquire a House on Long Meadow Lane



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GARAGE &
PARKING

OVERVIEW

With a popular village location, open fields at the rear and a great layout, this detached house is ready for the next owners to make their forever home. Occupied by the present family for over 40 years, the house has been well maintained and can easily be personalised to buyers tastes.

The ground floor suits modern living with a semi open plan lounge and dining space - the view from the dining room is lovely over the fields and garden at the rear.

The first floor boasts three double bedrooms, each with views, and there is a bathroom and separate WC. Mature, well planted garden spaces at the front and rear provide space for recreation and there is a generous driveway and a garage.

ACCOMMODATION

From the pretty front garden, a modern front door leads into the hallway. A light and bright welcoming space with stairs to the first floor and door through into the dining room. Entering the dining room, the view over the garden and fields is a real surprise and the open archway to the lounge makes the room a great social space. The lounge faces the front. The large box bay window ensures the room stays full of natural light and there is a gas fire set to a wood style fireplace with shelving. The kitchen also overlooks the garden and fields and is fitted with oak style





units, pale marble effect worktops, a gas hob and oven. The useful pantry style cupboard is beneath the stairs and there is a door at the side to the garden.

From the landing, doors lead to the three double bedrooms, WC and bathroom. A drop down ladder leads to the loft which is boarded and has a light. There is good head height within the roof space. The largest of the bedrooms faces the front and has a fantastic view over rooftops towards Scout Scar. The second bedroom is at the rear and boasts a lovely view over fields and is fitted with a triple built-in wardrobe and dressing table unit. Moving into the third bedroom which is also at the front, buyers will note that this last bedroom is still a good size - testament to the age of build, and has a handy cupboard over the stairs. The bathroom and separate WC are fully tiled to match and fitted with white sanitary ware. There is a shower and screen above the bath plus there is a built-in cylinder/airing cupboard in the bathroom.

The property is complemented by well-planned garden spaces both at the front and rear. There is a lawn at the front with laurel hedge screening from the road, pretty magnolia tree and lilac bush. The driveway has space for a number of cars and access to the garage. There are gates at either side into the rear garden. Backing onto open fields bringing nature right to the doorstep, the rear garden is also lawned with a central path and well maintained shrub and flower borders - a truly lovely place to be. A clematis scrambles up the rear of the house and there is a eucalyptus tree. The integral garage has an up and over door, power and light and houses the boiler.



DIMENSIONS

Dining Room 14' 10" x 8' 11" (4.52m x 2.71m)

Lounge 10' 10" x 14' 2" (3.29m x 4.31m) max

Kitchen 11' 4" x 9' 10" (3.46m x 2.99m)

Bedroom 14' 10" x 11' 9" (4.52m x 3.59m) max

Bedroom 14' 11" X 9' 0" (4.55m x 2.74m) max

Bedroom 8' 3" x 13' 4" (2.52m x 4.07m) max

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Garage 8' 9" x 16' 3" (2.68m x 4.96m)

DIRECTIONS

Leaving Kendal on Natland Road, proceed into the village turning left towards the church and green. Follow up Oxenholme Lane passing the primary school and then turn right onto Long Meadow Lane. The property is located to the left hand side.

what3words///soccer.pull.sling

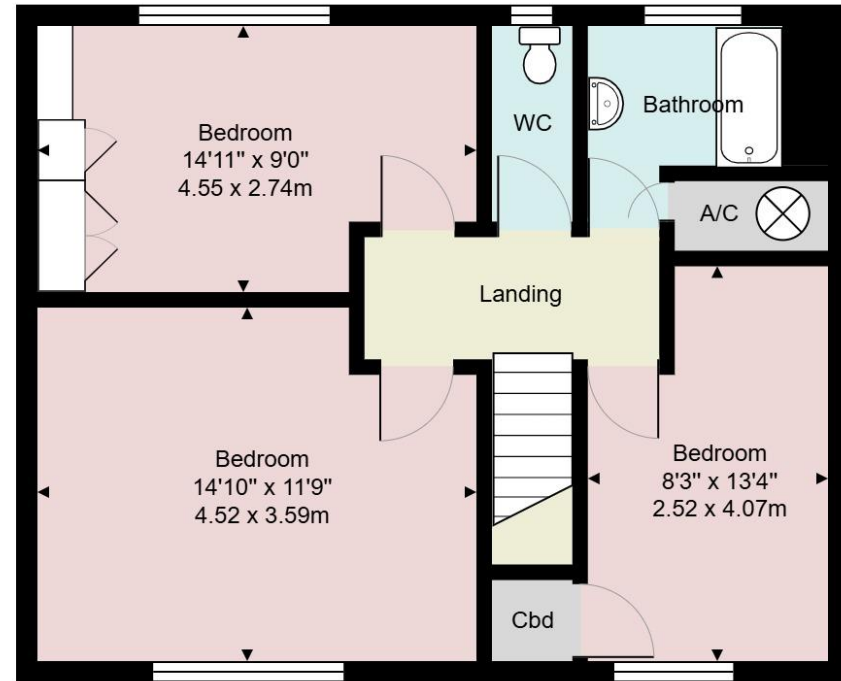








Ground Floor



1st Floor

Approx. Total Area: 1227 ft² ... 114.0 m²

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

To arrange your viewing contact our Kendal Team

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

ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: E

EPC Grading: E

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