



BIRKRIGG, 11 ABBEY DRIVE, NATLAND, KENDAL, CUMBRIA, LA9 7QN
£485,000

MILNE MOSER
SALES + LETTINGS

BIRKRIGG
11 ABBEY DRIVE
NATLAND, KENDAL
LA9 7QN



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GARAGE &
PARKING

OVERVIEW

On a desirable cul de sac close to the church and village green in Natland, this detached dormer bungalow will suit a range of buyers. Centrally positioned on the plot, there are pleasant garden areas to the front and rear along with driveway parking and a generous attached garage. The versatile accommodation is over two levels with a good sized lounge, a dining room, kitchen and a bedroom to the ground floor, whilst there are two bedrooms and a bathroom on the first floor. All three bedrooms are doubles and there is gas central heating and UPVC double glazing. Available with no onward chain, the property has good access to Natland Primary School, Oxenholme Station for the Westcoast Mainline along with the village hall and community activities.

ACCOMMODATION

A double glazed porch provides shelter and has a ceiling light and frosted double glazed door into:

HALLWAY

A good sized hall with space for coats under the stairs, a ceiling light and radiator. Openreach socket and open tread wood stairs leading to the first floor.

LOUNGE

13' 6" x 22' 11" (4.11m x 6.99m)

A dual aspect lounge with UPVC double glazed window overlooking the pretty front and rear gardens. Gas log effect stove set to a polished plinth, two ceiling lights and two radiators, Openreach socket.





DINING ROOM

9' 9" x 9' 10" (2.97m x 2.99m)

UPVC double glazed window to the rear. Wood style flooring, a ceiling light and radiator.

KITCHEN

9' 7" x 13' 4" (2.93m x 4.06m)

Fitted with cream gloss shaker style base and wall units, dark worktops and a stainless steel one and half bowl sink with drainer. Electric hob with canopy over, an electric oven and integrated fridge and freezer. Radiator, ceiling light and space for a table if required. UPVC double glazed windows overlook the rear garden.

BEDROOM

11' 8" x 9' 10" (3.55m x 3.01m)

A good sized double bedroom overlooking the front garden. Radiator, ceiling light and a UPVC double glazed window.

LANDING

Access to the loft, a ceiling light and built-in shelved cupboard.

BEDROOM

11' 7" x 11' 9" (3.54m x 3.58m)

Having a pleasant view to the side, the second double bedroom has eaves storage plus a walk-in shelved cupboard. Radiator, ceiling light and a UPVC double glazed window.

BEDROOM

12' 0" x 11' 9" (3.66m x 3.58m) max

Also a double, the third bedroom has excellent storage in two double built-in wardrobes, a single wardrobe plus eaves storage (with light). Radiator, ceiling light, telephone point and a UPVC Double glazed window.



BATHROOM

7' 10" x 6' 6" (2.39m x 1.99m)

Frosted UPVC double glazed window to the rear aspect, Fitted with a vanity wash hand basin, concealed cistern WC and a bath with shower over and screen. The bathroom is fully tiled and there is a radiator and ceiling light.

EXTERNAL

At the front of the property is a well maintained lawned garden with central rockery, flower borders and evergreens. A block paved driveway leads to the garage. The rear garden is accessed via a path at the side. The lawn is sub divided by flower beds and evergreens and areas for produce have been created. There are also fruit trees, camellias and a silver birch. The greenhouse with adjoining growing lean to are to stay and there is an external tap and store.

GARAGE AND SIDE PASSAGE

9' 1" x 25' 9" (2.76m x 7.86m) max

The garage has an up and over door and a frosted window to the side, Wall mounted Worcester boiler and plumbing for a washing machine. The adjoining passageway has a ceiling light, shelving, plumbing for a washing machine and hanging space for coats.

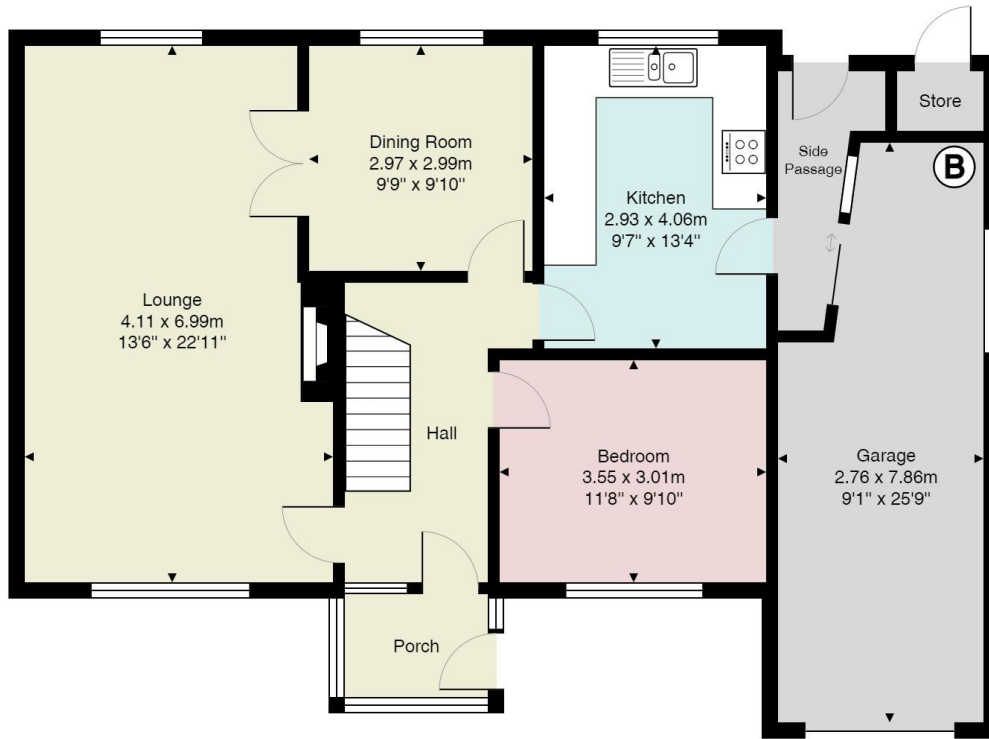
DIRECTIONS

Leaving Kendal on Lound Road, take the second exit at the roundabout with Kirkbie Kendal School onto Natland Road. Once in Natland, turn left by the post office towards the green, following around the green past the church and onto Helme Lane. Turn left onto Abbey Drive and left again into the cul de sac. The property is on the right hand side.

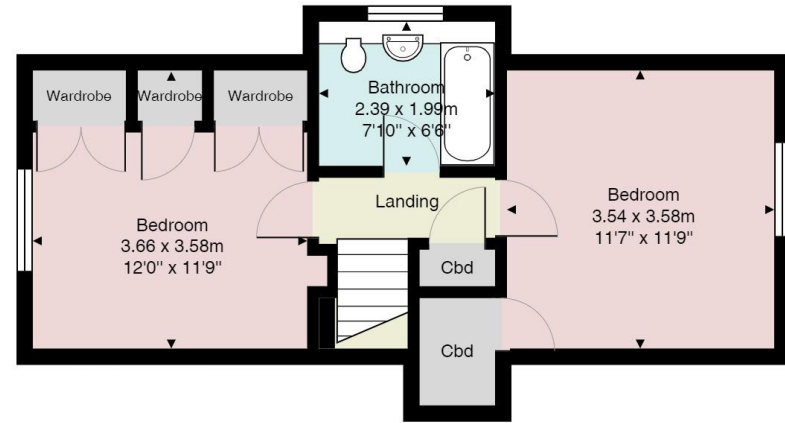
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GENERAL INFORMATION



Ground Floor



1st Floor

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





Services: Mains Water, Gas, Electric and Drainage
 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



ARRANGE A VIEWING

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