



1 WEST VIEW, HELME LANE, NATLAND, KENDAL, LA9 7QW
£250,000

MILNE MOSER
SALES + LETTINGS

1 WEST VIEW, HELME LANE
NATLAND
KENDAL
LA9 7QW



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PARKING

OVERVIEW

Within walking distance of Natland village green, church and school, 1 West View is a pretty cottage style property ideal for buyers looking to put their stamp on their new home.

The accommodation is over two levels and has character features throughout - a pretty stained glass door welcomes you on entering the property and there are period stripped internal doors throughout. To the front are open views across the garden and village towards Scout Scar and the property boasts off road parking. The lounge area is semi open plan to the dining kitchen, both bedrooms are doubles and there is a first floor bathroom.

Gas centrally heated and double glazed windows.

ACCOMMODATION

From the parking area, the front garden and path leads to side of the property. An ornate stained glass door leads into:

ENTRANCE HALL

Having hanging space for coats and a ceiling light. Period stripped wood doors lead to the lounge and a useful cupboard under the stairs.

LOUNGE

11' 0" x 11' 10" (3.35m x 3.60m)

A double glazed window faces the front aspect and has a lovely view across the garden and village towards the distant Scout Scar. A cast metal fire surround provides a focal point and is fitted with a tiled inset and living flame gas fire. There are cupboards and





shelving to either side, a radiator and ceiling light. An enclosed staircase leads to the first floor.

KITCHEN DINER

15' 5" x 8' 6" (4.69m x 2.60m)

Being semi open plan to the lounge, the kitchen diner area is a good size and fitted with cream base and wall units, marble effect worktops and tiled splashbacks. One and a half bowl stainless steel sink with drainer, and electric hob with hood over and an electric oven. There is plumbing for a washing machine, space for an undercounter fridge and a wall mounted Potterton boiler.

Three double glazed windows to the rear elevation, two ceiling lights and a radiator.

STAIRS & LANDING

A double glazed window to the side aspect. Radiator, a ceiling light and access to the loft

BEDROOM

11' 4" x 9' 11" (3.46m x 3.03m)

Having a lovely view to the front, the larger of the two bedrooms has a ceiling light, radiator and alcove cupboards. There is a good sized deep cupboard over the stairs and a double glazed window.

BEDROOM

8' 7" x 10' 4" (2.62m x 3.14m)

Facing the rear aspect, the second bedroom has open shelving, a radiator and ceiling light. Double glazed window

BATHROOM

Frosted double glazed window to the rear aspect. Fitted with a bath with mixer attachment and shower, a pedestal wash hand basin and a WC. Built in shelved airing cupboard housing the hot water cylinder, a radiator and ceiling light. Vanity light with shaver point and tiling to the walls.



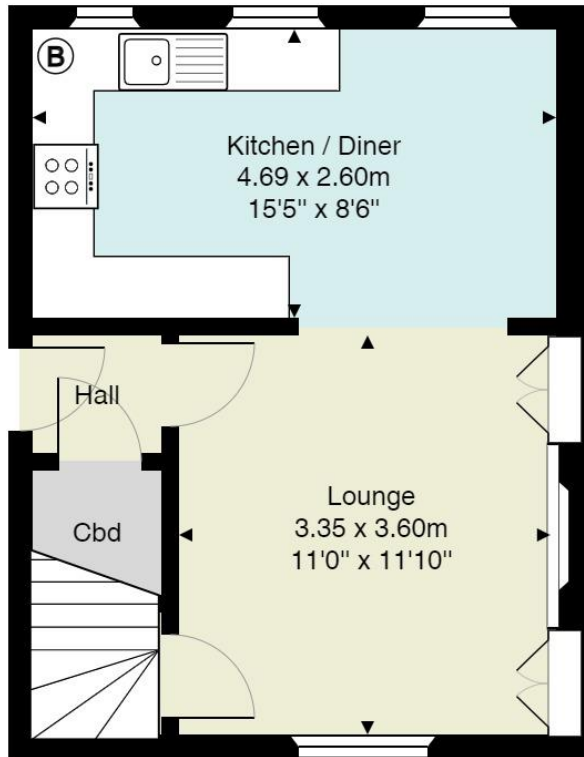
EXTERNAL

The garden to West View is mainly to the front with a patio area for sitting out and admiring the view and there is a gravelled area interspersed with shrubs and flower borders. A path leads at the side to the entrance door. At the rear is an area to store bins and recycling if needed. There is gated access for neighbouring properties at the side and rear.

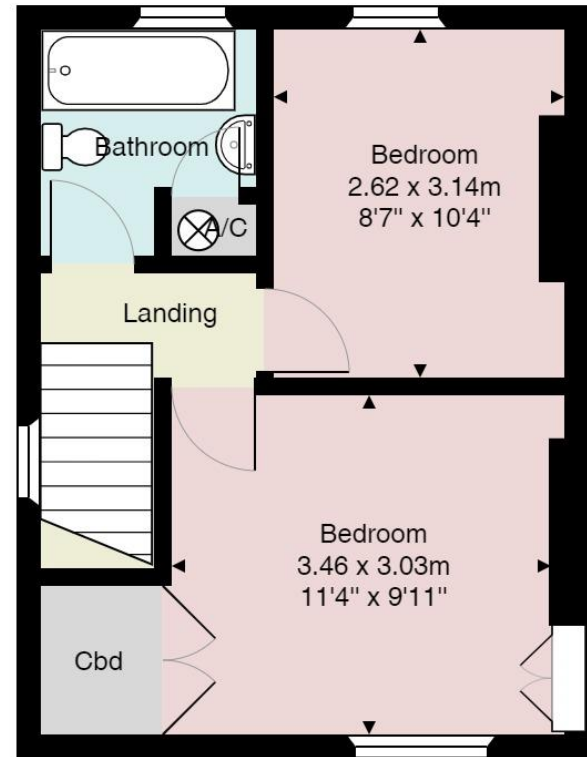
DIRECTIONS

Leaving Kendal on Natland Road, continue into the village, turning left by the post office. Follow the green round to the right passing the church and then left onto Helm Lane. Follow Helm Lane up past Robby Lea Drive. West View is on the left hand side adjacent to Lane Cottage. The parking area is to the front.
what3words.com/tracks.token.league





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






GENERAL INFORMATION

Services: Water, Gas, Electric and Drainage

Tenure: Freehold. There is gated pedestrian access for neighbouring properties. For further information of the Rights of Way, please enquire with the office.

Council Tax Band: D

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	86
(69-80)	C	
(55-68)	D	
(39-54)	E	46
(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

To arrange your viewing contact our Kendal Team:

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