



18 WANDALES LANE, NATLAND, KENDAL, CUMBRIA, LA9 7QY  
**£360,000**

**MILNE MOSER**  
SALES + LETTINGS

18 WANDALES LANE  
NATLAND  
KENDAL  
LA9 7QY



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GARAGE &  
PARKING

#### OVERVIEW

With excellent scope to personalise, this three bedroom detached true bungalow has well balanced accommodation and a popular village location. The level accommodation briefly comprises a good sized L shaped lounge diner, a kitchen, bathroom and WC, two double bedrooms and a single. The rear garden is well planted and there is a greenhouse, detached garage and driveway parking. The property is gas centrally heated and UPVC double glazed. Natland Village is popular with both families and retirees and boasts a primary school, village hall, green and church. There are many social activities and clubs within the village. Oxenholme Mainline Station is just a short drive away along with Westmorland General Hospital and Asda supermarket.

#### ACCOMMODATION

From the front garden and path, UPVC double glazed double doors lead into the porch. A further glazed door leads into:

#### HALL

An L shaped hall with doors to all accommodation. There is access to the loft, two ceiling lights, a radiator and built-in double coat cupboard.

#### L SHAPED LOUNGE DINER

16' 5"/11' 5" x 24' 4"/11' 10" (5.00m/3.48m x 7.41m/3.61m)

A generous space with ample room for both lounge and dining suites. UPVC double glazed window face the front and rear aspects and there are three radiators and two ceiling lights. A wooden fire surround with marble style inset and a living flame





gas fire provides a focal point and there is a serving hatch to the kitchen.

#### KITCHEN

13' 6" x 7' 7" (4.12m x 2.30m) min

UPVC double glazed window overlooking the rear garden. Fitted with cream base and wall units with wood trim and pale worktops. Stainless steel one and a half bowl sink with drainer, plumbing for a washing machine, space for and electric cooker and space for an upright fridge freezer. Built-in cylinder cupboard with shelving, a radiator and ceiling light.

#### REAR PORCH

UPVC double glazed with a door and steps leading to the rear garden.

#### BEDROOM

13' 4" x 11' 10" (4.07m x 3.61m)

A UPVC double glazed window faces the front aspect with pleasant outlook. A good sized double bedroom with radiator and ceiling light.

#### BEDROOM

10' 0" x 11' 11" (3.06m x 3.64m)

The second double bedroom overlooks the rear garden and has a ceiling light, radiator and UPVC double glazed window.

#### BEDROOM

8' 0" x 11' 10" (2.43m x 3.61m)

The third bedroom is a single with a radiator, ceiling light and UPVC double glazed window facing the front aspect.



#### BATHROOM

5' 5" x 7' 7" (1.64m x 2.30m)

Frosted UPVC double glazed window to the rear elevation. Fitted with a coloured suite comprising a metal bath and pedestal wash hand basin. The walls are half tiled and there is a radiator and ceiling light.

#### WC

The adjoining WC has a matching toilet, half height tiling to the walls, a ceiling light and radiator. Frosted UPVC double glazed window.

#### EXTERNAL

The bungalow has pleasant garden spaces to both the front and rear. The lawned front garden has shrub and flower borders and there is a long driveway leading to the detached garage at the rear. The rear garden is also lawned and there are shrub and fern borders, evergreens and a greenhouse. Steps lead up to the rear porch.

#### GARAGE

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

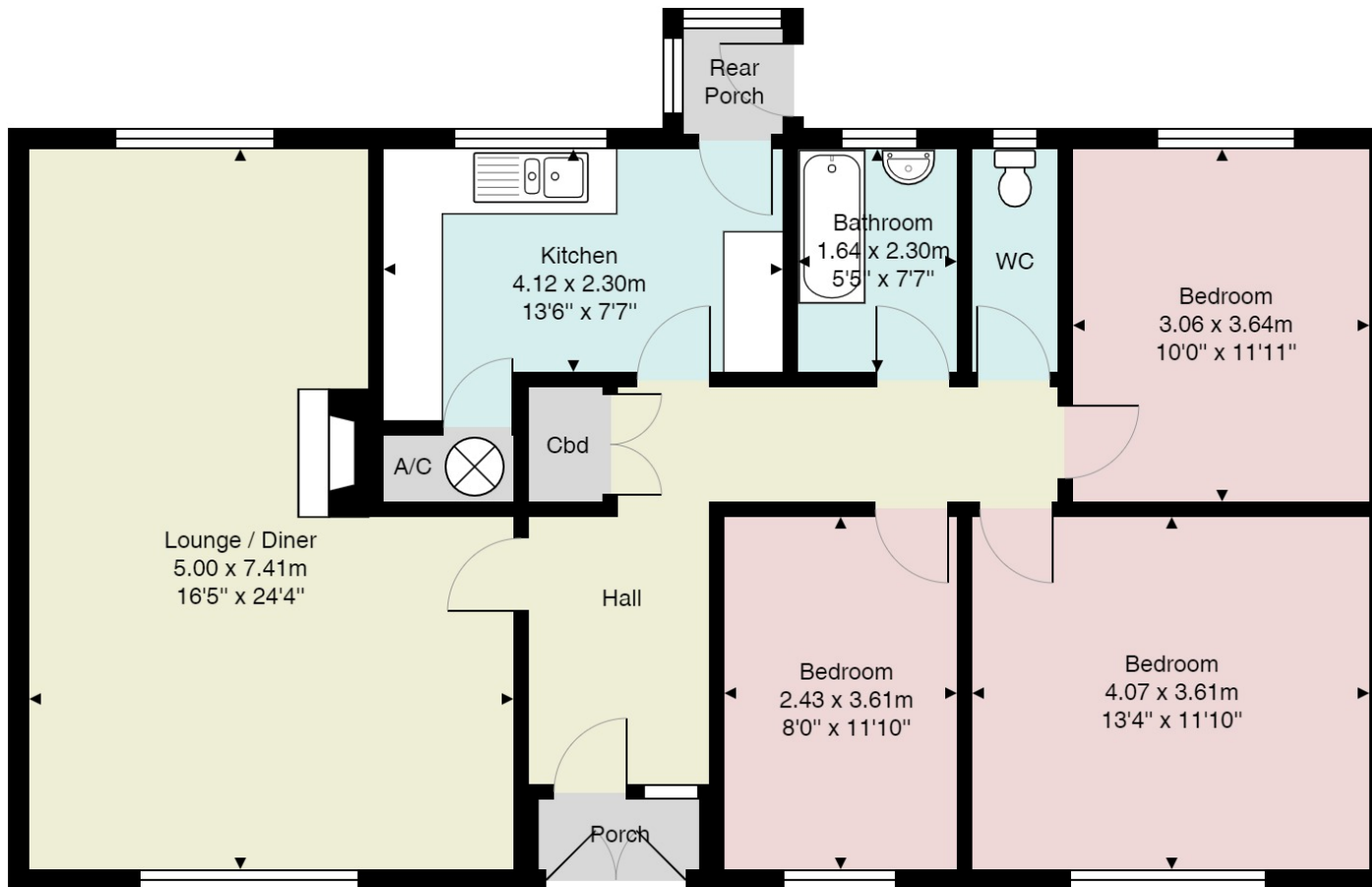
Having an up and over door, frosted UPVC double glazed window, power and light.

#### DIRECTIONS

Leaving Kendal on Burton Road, A65, continue past the Leisure Centre and straight through at the traffic lights. Straight on again at Asda and up the hill passing the hospital. As the road levels out, turn right onto Oxenholme Lane and follow down the hill towards Natland. Turn left onto Longmeadow Lane and follow to the end, turning right onto Wandaes Lane. The property is located to the left hand side.

[what3words.com/chops.blocks.tips](http://what3words.com/chops.blocks.tips)





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: 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](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**ARRANGE A VIEWING**

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SALES + LETTINGS

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