



1 ST. MARKS FOLD, NATLAND, KENDAL, CUMBRIA, LA9 7QU
£425,000

MILNE MOSER
SALES + LETTINGS

1 ST. MARKS FOLD
NATLAND
KENDAL
LA9 7QU



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GARAGE &
PARKING

OVERVIEW

Offering fantastic family accommodation, this detached home is well presented and set within a desirable village. Originally the show home on this small development built by Russell Armer, the property has a box bay windowed lounge, a good sized dining kitchen and a dining room, all on the ground floor. The master bedroom has an ensuite and separate dressing room (which could be converted to a fourth bedroom) and there are two further bedrooms and a bathroom. A ground floor cloakroom and utility can also be ticked off the 'must have' list and the property is gas centrally heated and UPVC double glazed. The rear garden is enclosed and there is a tandem driveway and a garage. Viewing is essential to appreciate the versatility of the layout.

ACCOMMODATION

From the driveway, a part glazed front door leads into:

HALL

Angled to create a sense of space, the hallway has a radiator, ceiling light and built-in under stairs cupboard.

CLOAKROOM/WC

4' 8" x 5' 10" (1.43m x 1.77m) max

Frosted UPVC double glazed window to the side aspect. Pedestal wash hand basin and a WC. Part tiled walls, a ceiling light and radiator.





LOUNGE

19' 3" x 11' 8" (5.86m x 3.55m) into bay

A UPVC double glazed box bay window faces the side aspect with pleasant outlook. A further UPVC double glazed window faces the front. The white fire surround with marble style inset and living flame gas fire provides a focal point for colder evenings and there are two radiators, two wall lights and a ceiling light. Telephone point and Television/Satellite cabling.

DINING ROOM

8' 8" x 10' 2" (2.65m x 3.10m)

UPVC double glazed French doors lead to the rear garden and there is a ceiling light and radiator.

KITCHEN DINER

13' 5" x 10' 2" (4.08m x 3.10m)

A good sized room with space for a family dining table. A UPVC double glazed window overlooks the rear garden. Fitted with beech style base and wall units with grey worktops, tiled splashbacks and a pale one and a half bowl sink with drainer. Gas hob with hood above, an electric oven and grill, integrated fridge and freezer and an integrated dishwasher. Under unit lighting, a radiator and downlights.

UTILITY ROOM

6' 2" x 6' 2" (1.89m x 1.87m)

A glazed door leads to the side passage. Fitted with worktop, tiled splashbacks and plumbing for a washing machine. Wall mounted Worcester boiler, a ceiling light and radiator.

LANDING

Semi divided, the landing has a UPVC double glazed window, access to the lot and a built-in shelved cupboard. Ceiling light and a radiator.

BEDROOM

13' 7" x 10' 4" (4.13m x 3.15m) max

Having a view across rooftops to distant fells, the master bedroom has a radiator, ceiling light and television point. UPVC double glazed window. Open access to:

DRESSING ROOM

8' 5" x 10' 4" (2.58m x 3.15m) including wardrobes

Fitted with three double and a single wardrobe, drawers and a dressing table with mirror and pelmet light above. A UPVC double glazed window faces the rear aspect and there is a radiator and



ceiling light. A door from the landing could be installed creating a fourth bedroom.

ENSUITE

6' 2" x 6' 2" (1.89m x 1.87m)

Frosted UPVC double glazed window to the side aspect. Fully tiled, the ensuite is fitted with a shower cubicle, a vanity basin with cupboards beneath and a concealed cistern WC. Vanity light with shaver point, a radiator, downlights and an extractor.

BATHROOM

6' 7" x 6' 4" (2.01m x 1.92m)

Fitted with a white three piece suite comprising bath with mixer above and glass screen, a pedestal hand basin and WC. Part tiled walls, a radiator, downlights and an extractor. Frosted UPVC double glazed window.

BEDROOM

8' 11" x 11' 9" (2.71m x 3.58m)

UPVC double glazed window to the side aspect with pleasant outlook. Radiator and a ceiling light.

BEDROOM

7' 9" x 8' 3" (2.37m x 2.51m)

The third bedroom faces the front elevation and has a ceiling light, UPVC double glazed window and a radiator.

EXTERNAL

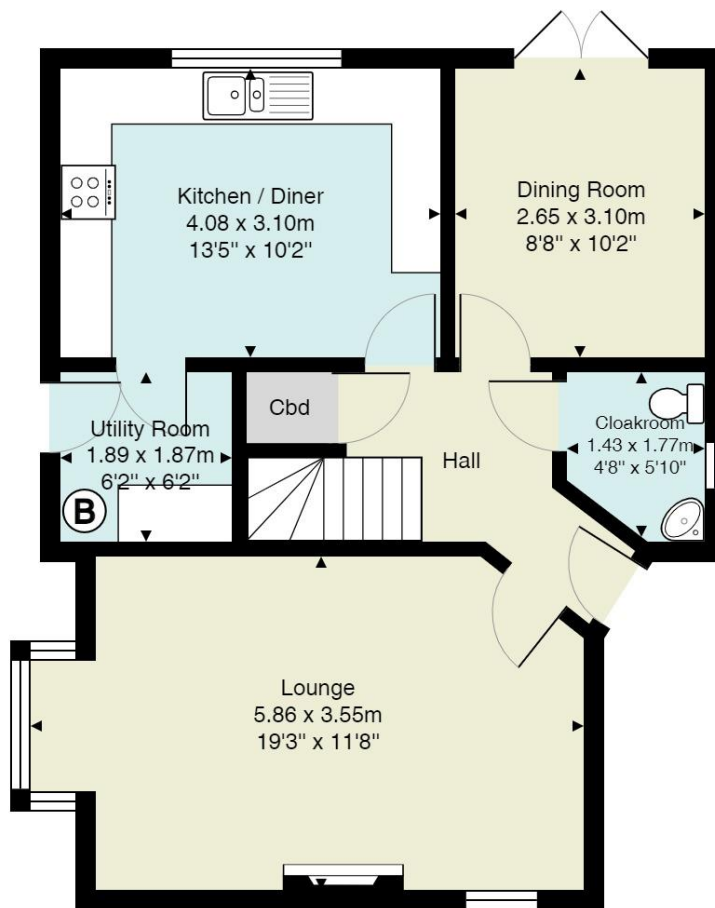
To the front of the property is a low maintenance space, enclosed by walling and planted with evergreens for privacy. A block paved driveway provides tandem parking and access to the garage. The rear garden has also been landscaped for ease and there is a patio, gravel and pathways, divided by trellising for interest. A hard stand provides space for a shed and there is an external tap. At the side is a greenhouse and gate to the front garden.

GARAGE

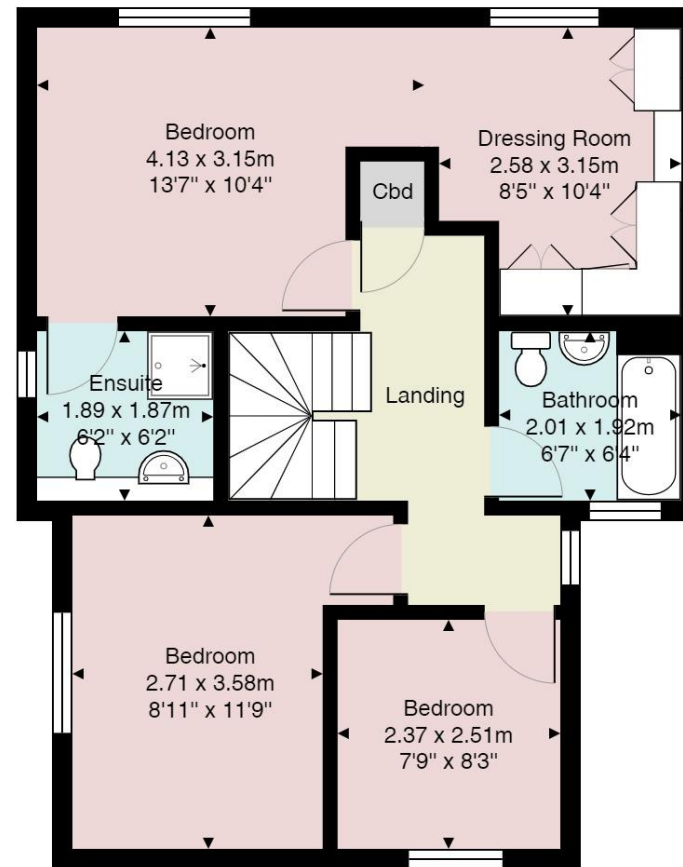
10' 0" x 19' 9" (3.05m x 6.02m)

Having an electric roller door and pedestrian door, the garage has power and light and storage space within the roof.





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





DIRECTIONS

Leaving Kendal on Natland Road, continue into the village, following round to the right towards Sedgwick. St Marks Fold is the last turning to the left hand side prior to open countryside with the property being the first to the left.
what3words///wool.ending.actor

GENERAL INFORMATION

Services: Mains Gas, Electric, Water and Drainage. FTTC Broadband
Tenure: Freehold

Council Tax Band: F

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

100 Highgate, Kendal, LA9 4HE

Telephone. 01539 725582

Email. kendalproperty@milnemoser.co.uk

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



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