



MEADOWBANK, OXENHOLME LANE, NATLAND, KENDAL, CUMBRIA, LA9 7QH
£475,000

MILNE MOSER
SALES + LETTINGS

MEADOWBANK
OXENHOLME LANE
NATLAND, KENDAL
LA9 7QH



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GARAGE &
PARKING

OVERVIEW

With open views at the front towards Scout Scar and fields to the rear, Meadowbank is a delightful detached bungalow with a lot to offer. Sitting on a good sized plot, the property has well-tended garden spaces to the front and rear along with numerous shed/workshops. The main sitting room has a large picture window from which to admire the view and is semi open plan to the dining space. The modern kitchen looks across the rear garden and there a handy cloakroom/WC. The three bedrooms are positioned to one side of the bungalow and there is a bathroom. Ideal for buyers with hobbies and interests, there are a number of sheds and workshops within the garden most with power connected plus a garage and driveway parking. Gas central heated and part UPVC double glazed, the property is offered with no onward chain and well positioned within this desirable village for the primary school, church and wider amenities.

ACCOMMODATION

From the driveway, a path leads up to a glazed door and into:

PORCH

7' 0" x 6' 9" (2.12m x 2.05m)

Having a practical slate floor, a ceiling light and single glazed windows.

HALL

6' 0" x 10' 10" (1.83m x 3.31m) max inclusive

A good sized cupboard provides space for coats and shoes and there is a ceiling light and radiator. An internal glazed window to the sitting room and engineered oak style flooring.





SITTING ROOM

19' 10" x 11' 11" (6.04m x 3.62m)

A light and airy room with a high ceiling and large UPVC double glazed windows to the front and side aspects - there are lovely views towards Scout Scar at the front. A gas fire is set to a slate hearth and there is a wooden shelf, two ceiling lights and three radiators. A step down into the dining area gives the space a semi open plan feel.

DINING ROOM

10' 2" x 7' 9" (3.09m x 2.35m)

Sliding patio door lead to the rear garden and there is a ceiling light and a radiator.

KITCHEN

12' 6" x 10' 3" (3.82m x 3.12m)

Fitted with cream shaker style base and wall units, wood block effect worktops and a stainless steel one and a half bowl sink with drainer. There is a gas hob, an eye level oven and grill plus space for a fridge freezer and plumbing for a dishwasher. Tiled splashbacks, a ceiling light and plinth heater.

SIDE PORCH

Ceiling light, external door, a shelf and tiled floor.

WC

Having a frosted window, a wash hand basin and WC. Ceiling light, tiled floor and shelving.

SIDE HALL

Accessing the three bedrooms and bathroom, the side hall has a built-in cylinder cupboard plus a further double storage cupboard. A window at the side overlooks the garden and there is a radiator and two ceiling lights.

BEDROOM

10' 9" x 12' 11" (3.27m x 3.94m) max

Overlooking the rear garden the largest of the three bedrooms has three double built-in wardrobes, a central dressing table with mirror and vanity lights and overhead storage. Laminate flooring, a ceiling light and radiator. UPVC double glazed window.



BEDROOM

12' 11" x 9' 11" (3.93m x 3.02m) max

The second bedroom faces the front aspect and has a ceiling light and radiator. Two built-in double wardrobes with overhead storage and shelving.

BEDROOM

7' 11" x 9' 7" (2.42m x 2.93m)

The third bedroom has a UPVC double glazed window, a ceiling light and radiator.

BATHROOM

5' 5" x 9' 3" (1.66m x 2.82m)

Frosted UPVC double glazed window to the side elevation. Fitted with a white suite comprising bath with shower above, a pedestal wash hand basin and WC. Fully tiled walls, downlights to the ceiling, a radiator and heated towel rail.

GARAGE

10' 0" x 18' 5" (3.04m x 5.61m)

Having an electric up and over door and a window to the side. The garage houses the Worcester boiler and there is plumbing for a washing machine, a tap, power and light.

EXTERNAL

Sitting well on the plot, the bungalow is surrounded by lawned garden spaces well planted with evergreen and ornamental shrubs. A lovely covered arbour with deck overlooks the front towards Scout Scar and there is driveway parking and access to the garage. The rear garden is good size bounding fields at the rear. Handmade arches divide the space and there are numerous summerhouse/sheds/workshops dotted around the garden. External tap.

WORKSHOPS/SHEDS

WORKSHOP 1 11' 3" x 9' 7" (3.43m x 2.92m)

Ideal for crafting or hobbies, there is power connected

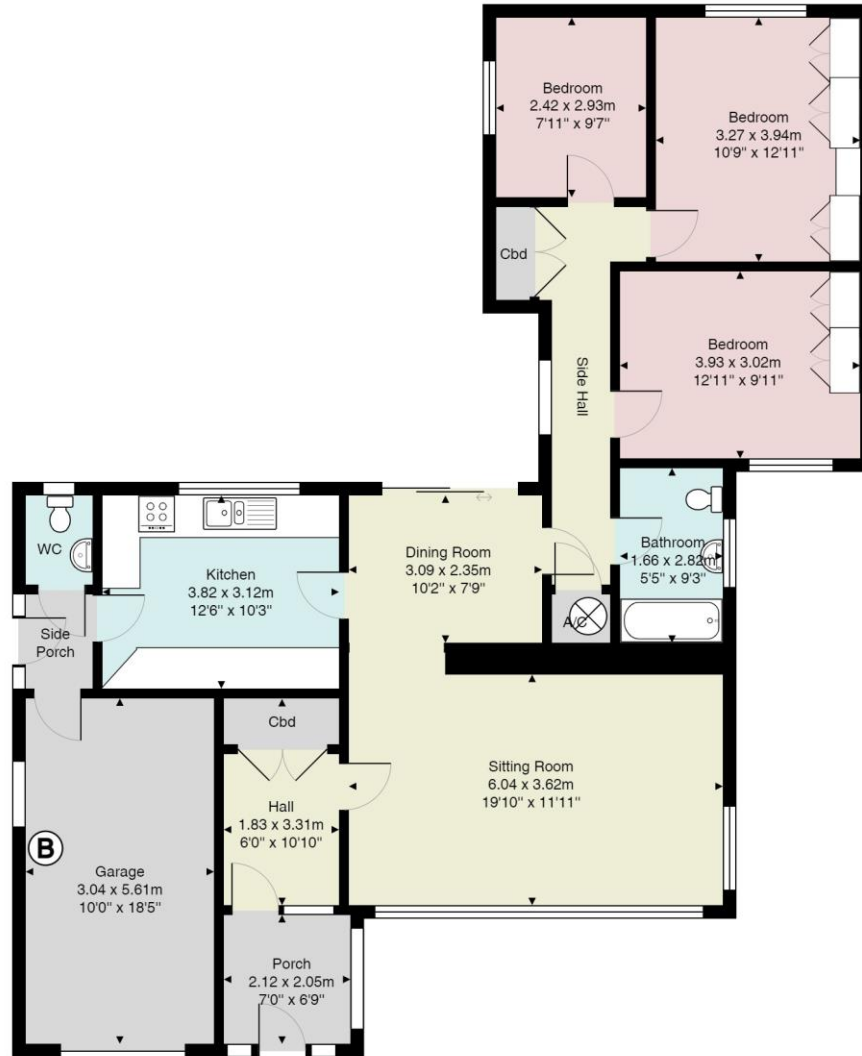
WORKSHOP 2 14' 3" x 5' 11" (4.34m x 1.8m) AND TOOLSHED 3' 6" x 7' 5" (1.07m x 2.26m)

Having workbenches and set up for wood working. Power connected

SUMMERHOUSE 13' 11" x 7' 9" (4.24m x 2.36m) approximate

Having a view across fields and porch area. Perfect for bird watching and painting/art. Power connected





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 A65, Burton Road, proceed out of town passing Asda and Westmorland General Hospital. Continue up the hill, turning right towards Natland on Oxenholme Lane. Follow down the hill with the property being the seventh on the left hand side and prior to Longmeadow Lane.
what3words.com/slice.form.gross

GENERAL INFORMATION

Services: Mains Gas, Electric, Drainage and Water

Tenure: Freehold

Council Tax Band: F

Please note the bedrooms and bathroom have a flat roof. Please check with your mortgage advisors on suitability for lending.

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		
(69-80) C		77
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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SALES + LETTINGS

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