



31 Natland Road, Kendal
£235,000



31 Natland Road

Kendal

A well presented semi-detached property located in the busy market town of Kendal. Within walking distance of many amenities such as supermarkets, post office, leisure centre, vets and including schools such as Kirkby Kendal School and St. Marks C of E school in the village of Natland. With great links to the Lake District National Park and road links to the M6 motorway.

Nestled in a sought-after location, this 3 bedroom semi-detached house offers the perfect family home. Boasting a traditional design, the property features a spacious sitting room adorned with beautiful bay windows, creating a bright and inviting atmosphere. The kitchen provides ample storage space and seamless access to the sunroom, ideal for enjoying morning coffee or hosting guests. Upstairs, three bedrooms, two of which are generously sized doubles, offer comfortable accommodation, with a three-piece suite bathroom available for convenience. Modern comforts such as double glazing and gas central heating ensure year-round comfort.

Step outside into the outdoor space, where a fully enclosed paved patio garden awaits, offering a private retreat for relaxation or al fresco dining. The rear garden provides plenty of room for garden furniture and potted plants, creating a tranquil outdoor sanctuary. To the front of the property, a driveway provides parking for two vehicles, making coming home a breeze and offering convenience for busy households. Whether enjoying the peace and quiet of the patio garden or heading out to explore the surrounding areas, this property offers a perfect balance of indoor comfort and outdoor charm, making it a wonderful place to call home.

- Semi-detached family home
- Double glazing and gas central heating
- Sitting room with beautiful bay windows
- Easy access to the towns amenities
- Kitchen with ample storage and access to the sun room
- Road links to the M6 Motorway and the Lake District National Park
- Three bedrooms with two being double bedrooms
- Paved patio garden to the rear
- Three piece suite bathroom
- Driveway parking for two vehicles

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX:BAND B

TENURE:FREEHOLD

DIRECTIONS

From Kendal town centre head south along Aynam Road and then on to Lound Road. At the roundabout take the second exit on to Natland Road and follow the road towards the factory where 31 is located on the right hand side.

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GROUND FLOOR

ENTRANCE HALL

5' 9" x 2' 11" (1.76m x 0.90m)

SITTING ROOM

13' 11" x 12' 8" (4.24m x 3.85m)

KITCHEN

16' 0" x 8' 1" (4.87m x 2.46m)

SUN ROOM

12' 9" x 11' 5" (3.89m x 3.48m)

FIRST FLOOR

LANDING

8' 0" x 3' 2" (2.44m x 0.97m)

BEDROOM

11' 10" x 9' 4" (3.61m x 2.84m)

BEDROOM

9' 11" x 9' 7" (3.03m x 2.92m)

BEDROOM

8' 7" x 6' 5" (2.62m x 1.96m)

BATHROOM

6' 0" x 5' 11" (1.83m x 1.81m)











Ground Floor



Floor 1



Approximate total area⁽¹⁾

815 ft²
75.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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