



**HUNTERS®**  
HERE TO GET *you* THERE





# Natland Road, Kendal

Guide Price £235,000



Situated to the South of Kendal and offered with NO CHAIN and within easy reach of the town centre, Kirby Kendal school and open green space alongside the River Kent. The semi detached family home offers off road parking for two cars, a private enclosed low maintenance garden and pleasant views from the first floor. The layout consists of a family sized lounge, fitted kitchen with plenty of cupboards and storage space leading to a generous conservatory. The first floor locates three bedrooms, two doubles, a single and a three piece family bathroom suite. The attic is accessed via pulldown ladders, is plastered, decorated and carpeted providing additional family space, ideal for hobbies or a home office.

The property is double glazed and heated via gas combination central heating. Low council tax banding B.

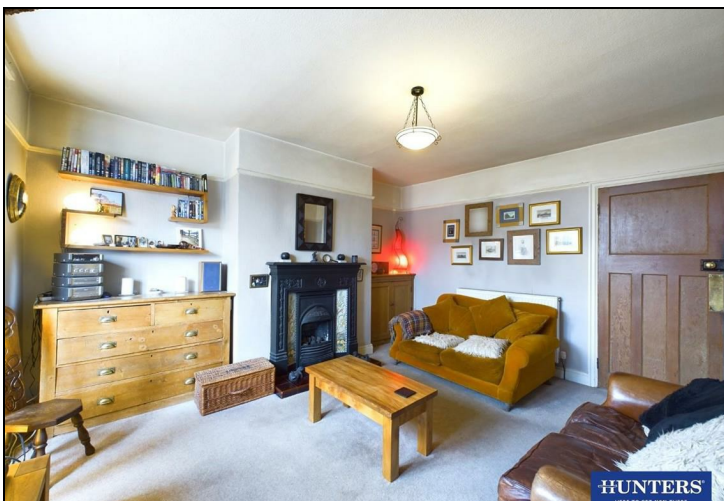
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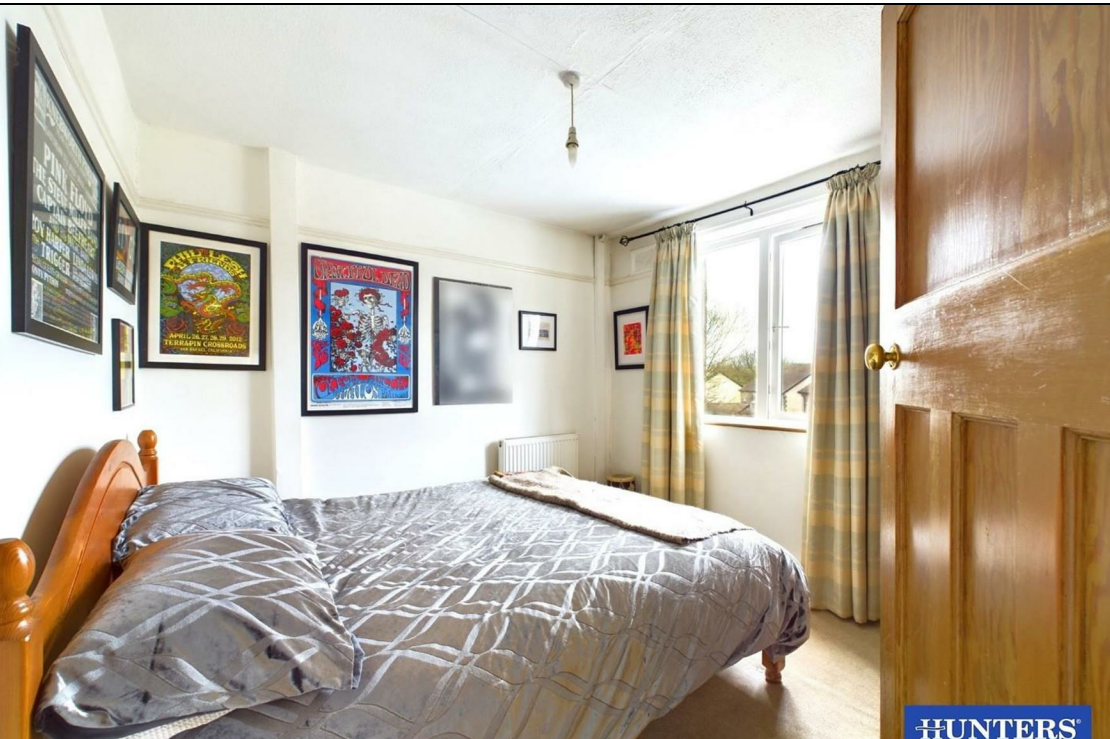
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## KEY FEATURES

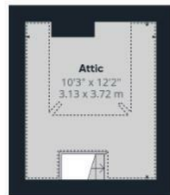
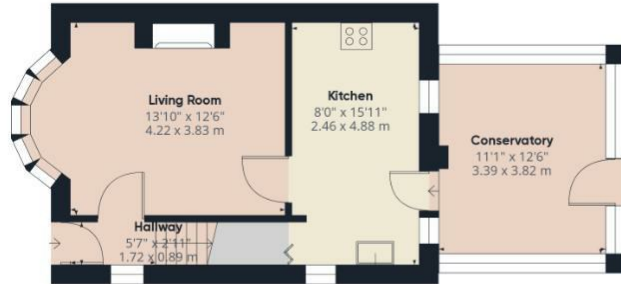
- Conveniently situated family home
- Close to open green space, schools and the town centre
- Traditional picture rails and high ceilings
- Living room with focal fire place and bay windows
- Fitted kitchen leading into a dining conservatory
- Three bedrooms, two doubles and a single
- Three piece family bathroom suite
- Fitted out attic room "additional family space"
- Private garden and parking for two vehicles
- Energy performance report D











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Approximate total area<sup>(1)</sup>

929.7 ft<sup>2</sup>  
86.37 m<sup>2</sup>

Reduced headroom

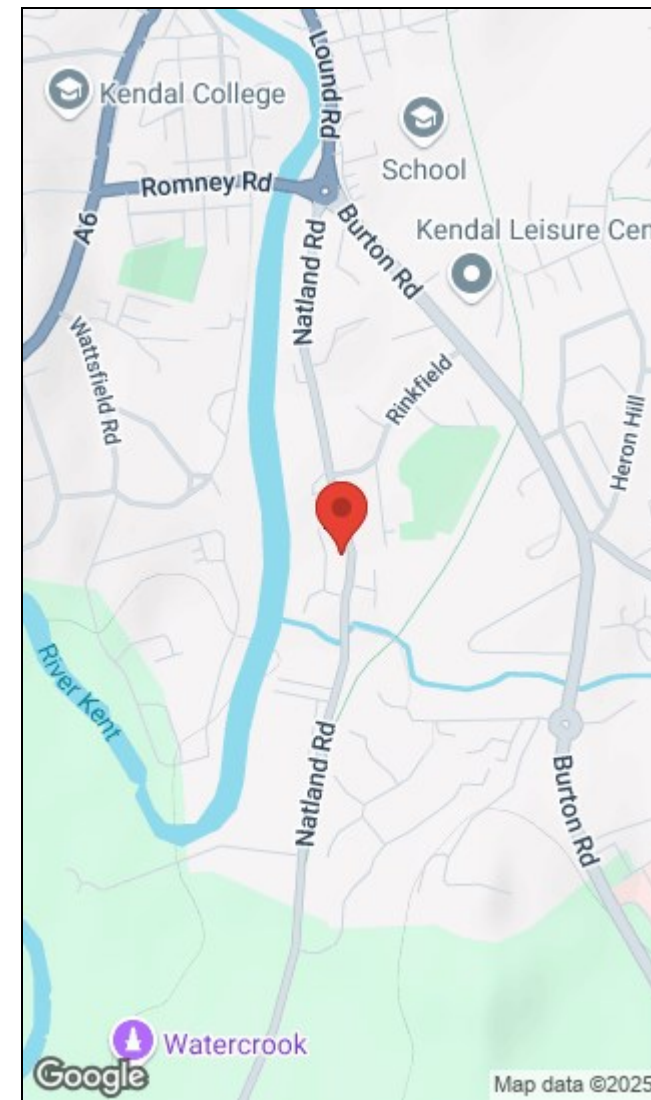
73.37 ft<sup>2</sup>  
6.82 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE360



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		85	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		85
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>			<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p>		

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