



2 Town End Court, Natland  
£235,000







## 2 Town End Court

Natland, Kendal

Nestled in the attractive village location of Natland this two bedroom semi-detached house offers a harmonious blend of tranquility and convenience. This charming property presents a rare opportunity for those seeking a peaceful abode within reach of local amenities and the bustling market town of Kendal.

The property boasts a delightful sitting/dining room with characterful wooden beams and the cosy ambience exuded by the electric fireplace, providing the ideal setting for relaxation and entertaining. The modern fitted kitchen has sleek cabinetry and includes essential white goods, ensuring both style and functionality are seamlessly integrated into daily living. A convenient downstairs cloakroom caters to practical needs. The desirable sunroom to the rear of the property offers a tranquil space for relaxing and enjoying moments of quiet reflection. Ascending the staircase, two generously proportioned double bedrooms await, each featuring fitted wardrobes for ample storage solutions. Completing the upper level, a contemporary shower room serves the household efficiently. Comfort and energy efficiency are assured throughout the home with the presence of electric heating and double glazing.

The outside space of this property harmoniously complements its interior charm, offering a sanctuary of peace and privacy for residents. The well-maintained garden, enclosed for added seclusion, presents an inviting space for gardening pursuits. In addition to the private garden, residents have the luxury of enjoying the convenience of an allocated parking space and a garage, promising ease and security for vehicles. Whether unwinding in the sunroom or enjoying the fresh air in the garden, this property promises a lifestyle of comfort, convenience, and serenity amidst a picturesque village setting.



- Semi detached property
- Attractive village location with access to local amenities and the market town of Kendal
- Charming sitting / dinning room with wooden beams and electric fireplace
- Modern fitted kitchen with white goods
- Two double bedrooms with fitted wardrobes
- Modern shower room and downstairs cloakroom
- Desirable sunroom to the rear of the property
- Private enclosed garden to the rear
- Electric heating and double glazing throughout
- Garage with electric, remote controlled shutter and allocated parking for one vehicle

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:







**ENTRANCE HALLWAY**  
3' 11" x 4' 4" (1.19m x 1.31m)

**HALLWAY**  
9' 0" x 6' 2" (2.74m x 1.88m)

**SITTING ROOM DINER**  
21' 11" x 9' 9" (6.68m x 2.96m)

**KITCHEN**  
10' 5" x 7' 7" (3.18m x 2.31m)

**CONSERVATORY**  
7' 7" x 4' 8" (2.30m x 1.43m)

**CLOAKROOM**  
6' 0" x 2' 4" (1.83m x 0.71m)

**LANDING**  
12' 6" x 6' 9" (3.81m x 2.06m)

**BEDROOM**  
13' 1" x 11' 11" (3.98m x 3.63m)

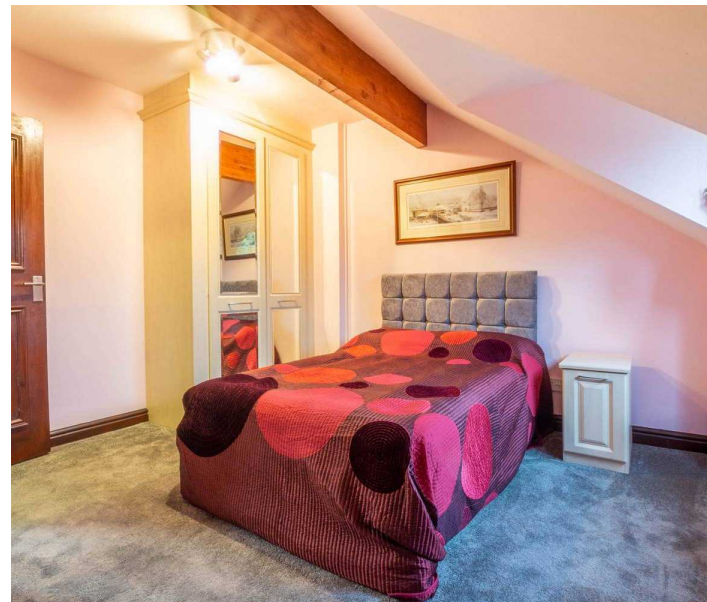
**BEDROOM**  
9' 0" x 8' 8" (2.75m x 2.64m)

**BATHROOM**  
6' 11" x 6' 9" (2.12m x 2.07m)

**COUNCIL TAX BAND D**

**EPC RATING E**

**SERVICES**  
Mains electric, mains water, mains drainage





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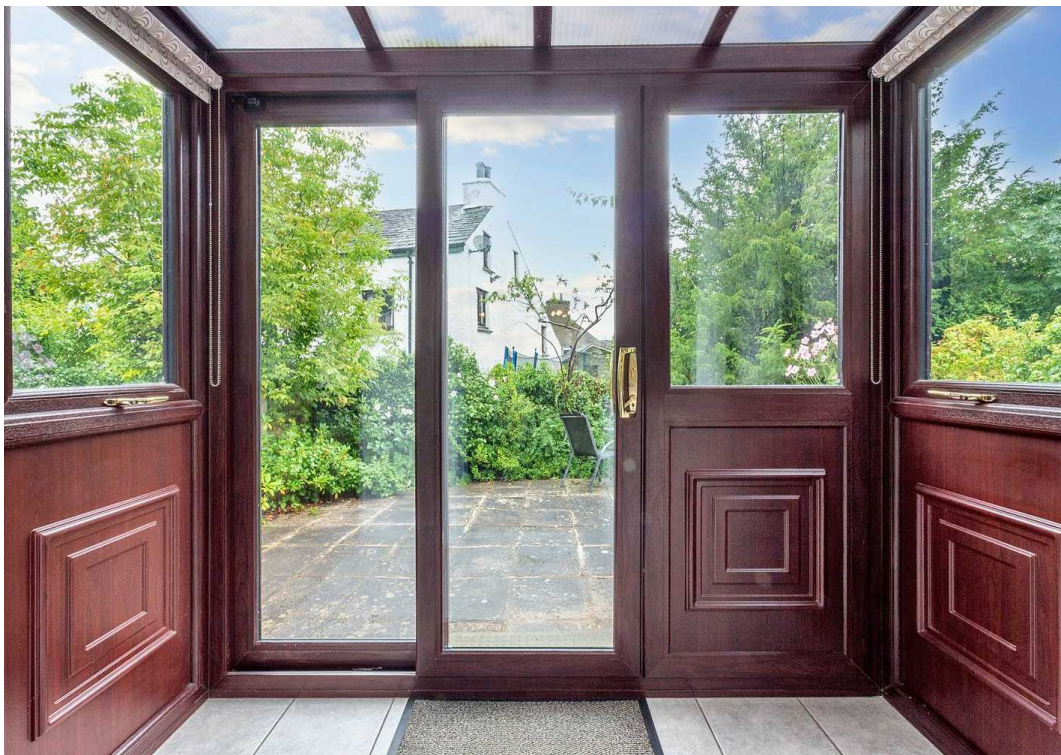
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## THW Estate Agents

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