



## Kirkby Lonsdale

**£425,000**

1 Jingling Lane  
Kirkby Lonsdale  
Carnforth  
LA6 2AW

It would be easy to walk by and miss this cosy and comfortable end terraced stone built home; with it's contemporary finish it has well appointed accommodation arranged over three floors, including three double bedrooms, two bathrooms and a welcoming living / dining room.

A characterful home just off market square that also has an outbuilding and hard landscaping to the south facing rear garden.

Property Ref: KL3302

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Living/Dining Room



Living/Dining Room



Living/Dining Room

#### Location

An end terraced house in a perfect location, situated in the middle of the popular market town Kirkby Lonsdale. Walking distance to the local school, supermarket and any other local amenities someone might need.

#### Directions

From Market Square outside the Hackney & Leigh Office. Walk past the sweet shop, onto Jingling Lane and the property can be found on your right hand side.

#### Accommodation (with approx dimensions)

##### Dining Room

16' 6" x 12' 3" (5.03m x 3.73m)

With a solid wood front door into the dining room, wooden flooring throughout and a front facing triple glazed sash window. Fitted with a multi-fuel Morsa log burner with a slate hearth, inbuilt cupboard that houses the electric and gas meter. Plus an under stair cupboard offering storage space. Telephone point, double radiator and ceiling light point.

##### Living Room

19' 4" x 11' 10" (5.89m x 3.61m)

A lovely light and spacious living space with newly fitted bi-folding doors that provide lots of natural light. Holds a working gas fire, wooden floors, television point, two double radiator and ceiling down point.

For a Viewing Call 015242 72111



Kitchen

### Kitchen

12' 0" x 7' 5" (3.66m x 2.26m)

Wood effect walls and base units and a stainless steel sink unit and drainer with mixer taps. Integrated fridge and freezer, dishwasher and 4 ring electric Lamona hobs, Bosch oven and over hood extractor. Velux window and two double glazed windows one to the rear and side aspect providing views onto the garden. A solid wood stable door providing access to the rear. Two ceiling down lights and under unit lighting.

### First floor landing

With stairs from the dining room leading to the first floor landing. Ceiling down light.

### Bedroom 2

12' 9" x 10' 11" (3.89m x 3.33m)

Light and airy room with two built in wardrobes and drawers. Double glazed window to the rear, central heating radiator and ceiling light point.

### Bedroom 3

11' x 9' 1" (3.35m x 2.77m)

Window to the front aspect, built in wardrobe, feature fire place, double radiator and ceiling light points.



Kitchen



Kitchen



Bedroom Two



Bedroom Three



Bedroom Three

#### Family Bathroom

Fitted with a five piece suite comprising a low suite WC, pedestal wash basin, bidet, large inset bath and double shower with rainfall shower head and glass screen. Part tiled walls and floor tiling to complement, large sash window, two central heating towel ladders extractor fan, spot lights with the added benefit of underfloor heating.

#### Second floor landing

With stairs from side landing leading up to second floor.

#### Master Bedroom

19' 6" x 18' 3" (5.94m x 5.56m)

This master bedroom is a wonderful size, with a front facing and velux window. Access to eaves storage, a double radiator and ceiling down points.

#### En Suite

With a low suite WC, wall hung wash basin and double shower with glass screen. An inbuilt cupboard housing the boiler and providing storage space, part tiled walls and floor, Velux window, spot lights and central heating radiator.

#### Outbuilding

6' 9" x 5' 11" (2.06m x 1.8m)

Currently being used as a utility room. This outbuilding provides storage space, equipped to house a washing machine and dryer. Includes base units, stainless steel sink and a low level WC.

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Family Bathroom



Family Bathroom



Bedroom One



Bedroom One



En-Suite

#### Outside

The property benefits from a hard landscaped, walled garden to the rear with borders, shrubs and flower beds. There is a patio area for table and chairs and an outbuilding currently used as a utility room with plumbing for a washing machine and dryer and low level WC, plus wooden garden shed useful for storage.

#### Services

Mains water, mains gas and mains electric and mains drainage.

#### Council Tax

Band B - South Lakeland District Council

#### Tenure

Freehold

#### Viewings

Strictly by appointment with Hackney and Leigh. Kirkby Lonsdale Office

#### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

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Rear Aspect



Enjoying Views

# Jingling Lane, Kirkby Lonsdale, Carnforth, LA6



Denotes restricted head height

Approximate Area = 1239 sq ft / 115 sq m  
 Limited Use Area(s) = 117 sq ft / 10.9 sq m  
 Outbuilding = 40 sq ft / 3.7 sq m  
 Total = 1396 sq ft / 129.7 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.  
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