

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Kirkby Lonsdale

£295,000

16 The Meadows, Kirkby Lonsdale, Carnforth, LA6 2GY

Located within an exclusive and sought after development, just outside the popular market town of Kirkby Lonsdale. This well presented home offers two bedroom, two bathroom accommodation with allocated parking. The standard of finish is excellent and can be used as a permanent home or holiday let. The Meadows benefit from well maintained gardens that enjoy an open aspect with extended views across fields and the Lune Valley.

### Quick Overview

Two bedroom semi-detached house

Open plan living/kitchen/dining area

Ground floor bedroom

Set in beautiful landscape with easy access to leisure facilities at the Country Club.

All gardens and external surfaces maintained

Well presented

Private garden to front and rear

Allocated parking

Ideal lock up and leave

B4RN broadband available



2



2



1



C



B4RN  
Broadband



Off Road  
Parking

Property Reference: KL3358





Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room

## Property Overview

16 The Meadows is located within an exclusive and sought-after development, just outside the popular market town of Kirkby Lonsdale, ideally located for the Lake District and the Yorkshire Dales. For investors, there is great potential to run a successful holidaylet, equally this is a fantastic opportunity as a permanent or second home.

Enter via hardwood door into the entrance lobby, perfect for the removal of muddy boots after exploring the grounds and local area, with a useful storage cupboard that has built in shelving. Into the wonderful open plan kitchen/living/dining room, eyes will be immediately drawn to the spectacular floor to ceiling window, allowing natural daylight to flood the room. The living space is inviting with the electric fire giving a cosy feel. The dining area has space for a good-sized dining table, overall making this open plan space perfect for families or entertaining friends. The kitchen itself is fitted with a good range of modern wall and base units with a complementary granite effect worktop over and an inset one and a half stainless steel sink unit with drainer. Appliances include an electric oven, NEFF induction hob with extractor hood over, with integral Bosch fridge, freezer and dishwasher.

Leading to the inner hall, which has a useful storage cupboard, access to the first floor and door with access to the rear.

To the left is a good double bedroom, with a built-in wardrobe and window to the rear aspect. Across the hall is a shower room, fitted with a modern three-piece suite comprising a low-level W.C and a hand wash basin and a large walk-in shower cubicle with complementary tiled walls.

The first-floor landing doubles as an additional sleeping area, dressing area or study, the choice is yours! With a cupboard housing the hot water cylinder and the boiler, and a laundry cupboard with plumbing for a washing machine and space for a dryer.

The main bedroom has excellent south facing views with an attractive vaulted ceiling and mezzanine feature glass balcony. A spacious room with inbuilt storage cupboard and an en suite dressing room which is a good size, also suitable for nursery or office space with a window to the side aspect.

To complete the picture, a contemporary four-piece bathroom suite comprising of a low-level W.C, a pedestal hand wash basin, panelled bath and a separate shower cubicle with folding glass door with tiled walls to complement.

**Outside** The property benefits from a lawned area to the front with a patio with a southerly aspect making it perfect for sitting and enjoying morning coffee or a glass of something cold in the evening. To the rear, there is an undercover porch and lawned area.

## Location





Open Plan Kitchen/Living/Dining Room



Open Plan Kitchen/Living/Dining Room





Ground Floor Inner Hall



Bedroom Two



Bedroom Two



Shower Room

From Kirkby Lonsdale go to the A65 turning left to go to Ingleton and Settle. Go over the river and on the right hand side you will see the Whoop Hall. Turn in and bear left onto the Meadows, continue around the corner and under the arch bearing right with the property facing you on the right.

**What3words** ///pool.easygoing.puppy

### Property Information

**Parking:** One allocated parking space and additional visitor parking.

**Communal Gardens:** Parking space for one car, there is additional parking for visitors adjacent to the property. Covered bicycle parking is arranged in the grounds together with a communal refuse area, both of which are well separated from all the properties. There are well maintained and mature communal gardens. Communal private drainage system. Pathways have low level illumination and a pass gate gives very easy pedestrian access to the Country Club with excellent facilities including swimming pool, spa, sauna and gym. Membership is available.

**Services:** Mains gas, water, private drainage and electricity.

**Tenure:** Leasehold 999 years from 2007. The Meadows Management Company, Management fees of £670.29 made twice a year. No Pets allowed

**Management Company Responsibilities:** Upkeep and maintenance of all communal areas and gardens. Buildings insurance of all properties.

Maintenance and repair of the shared private sewage treatment plant and drainage.

Payment of electricity charge for treatment plant, external lighting and pumped water feature to the pond.

External window cleaning.

External decorating.

Management of refuse collection area.

Site Maintenance.

All external painting.

**Council Tax:** Band C - Lancaster City Council

**Viewings:** Strictly by appointment with Hackney & Leigh Kirkby Office.

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





Bedroom One



Bedroom One





Bathroom



Bathroom

# Meet the Team

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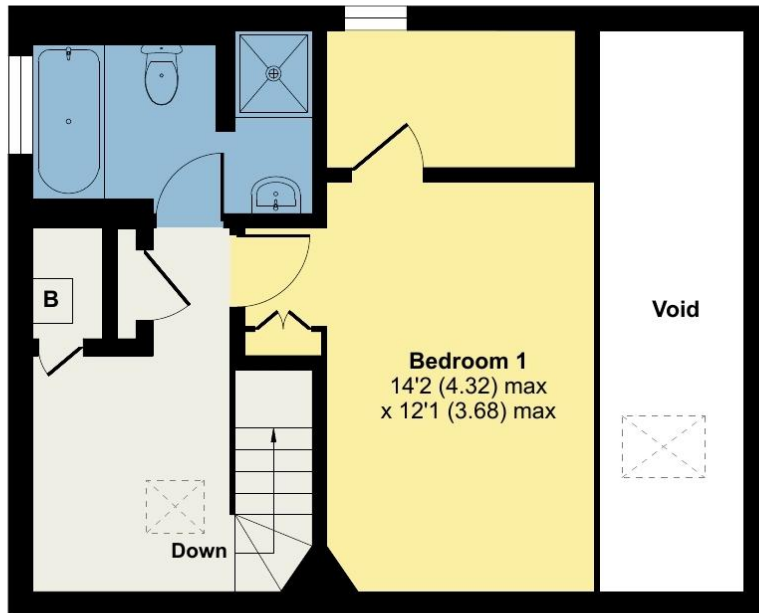
Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-



# Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 980 sq ft / 91 sq m (excludes void)

For identification only - Not to scale



**FIRST FLOOR**



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 902817

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