



Kirkby Lonsdale

£400,000

12 Ruskin Drive, Kirkby Lonsdale, Carnforth, LA6 2DB

A well balanced, detached true bungalow, now requiring some updating but providing a flexible layout allowing you to create your dream living environment with further potential to extend into the loft (subject to consents). The vibrant and enclosed front and rear garden provides a serene retreat, perfect for relaxation and outdoor entertaining. With the added convenience of a garage, off road parking and a selection of secure outbuildings suitable for wood and bin Stores, bikes, and gardening tools.

12 Ruskin Drive offers flexible accommodation with two double bedrooms, a spacious living room and a kitchen-diner with a conservatory. Located only a short walk from the Main Street of Kirkby Lonsdale and all the amenities the sought after town has to offer, overall a lovely home situated for those seeking a family home or one for retirement.



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E



Superfast
Broadband



Off Road
Parking

Quick Overview

Detached True Bungalow
Two Bedrooms and One Bathroom
In the Heart of the Popular Lune Valley Market
Town of Kirkby Lonsdale
Main Reception Room and Separate Breakfast
Kitchen
Scope for Improvement
Selection of Secure Outbuildings Suitable for
Wood and Bin Stores, Bikes, and gardening
Tools
Off Road Parking
Walking Distance to Local Amenities

Property Reference: KL3444



Kitchen



Living Room



Utility



Sun Room

Property Overview

Step into the spacious and light entrance hall, which sets the tone for the extensive accommodation this charming bungalow has to offer. To the left of the entrance hall lies two generously sized double bedrooms, with bedroom one having a pleasant outlook to the rear garden and bedroom two having a front aspect window, both exceptionally light bedrooms with plenty of space for additional bedroom furniture. The house bathroom currently comprises a three piece suite with bath, W.C. and pedestal sink.

Heading back to the hallway, make your way to the right and you'll enter the living room, a bright and airy space illuminated by bay windows overlooking the front garden, with a stone hearth ready for installation of a fire to create a focal point to the room.

Continue towards the rear of the property and you will find the kitchen which is equipped with a range of wall and base units, complementary worksurfaces over and bay window at the rear with stainless sink unit beneath, appliances include Bosch oven, electric four ring hob and space for a tall fridge/freezer.

Adjoining the kitchen is an inner hall with door leading to the sun porch and a handy cupboard with space for hanging coats and storing shoes. There is an additional room to the front of the property which is currently a blank canvas and could be used as a utility, child's play room or office. Ladder access from the utility leads up to a dormer room, this versatile space is currently used as a study.

Location Kirkby Lonsdale has been voted one of the top places to live in the North West of England for the fourth year in a row. With its range of independent shops, restaurants and bars, it is the ideal base from which to explore the surrounding spectacular countryside. The town is famous for Ruskins View and Devils Bridge. The river 'Lune' runs through the town providing a lovely circular walk for all.

The M6 is a short 10-minute drive away to Junction 36, providing easy access to Southern and Northern parts, as well as local towns such as Kendal and only 20 Miles to the ever popular Lakes District National Park

What3Words: [///item.stumble.rephrase](https://www.what3words.com/#!/item/stumble.rephrase)

Accommodation (with approximate dimensions)

Living Room 14' 11" x 10' 11" (4.55m x 3.33m)

Bedroom One 13' 0" x 10' 11" (3.96m x 3.33m)

Bedroom Two 10' 11" x 9' 11" (3.33m x 3.02m)

Kitchen 11' 10" x 10' 11" (3.61m x 3.33m)

Utility 15' 0" x 8' 0" (4.57m x 2.44m)

Sun Porch 9' 9" x 6' 9" (2.97m x 2.06m)

Hobby Room 14' 1" x 11' 7" (4.29m x 3.53m)

Property Information

Garage

Electric up and over door, having light and power and boarded loft, accessed through loft hatch.

Gardens

Situated in a surprisingly large plot with beautifully tended lawn garden with a selection of wild flowers to the front. The rear garden is a real sun trap with flagged patio garden perfect for garden furniture.

Services

Mains water, electricity and drainage. Oil Central heating.

Council Tax

Westmorland and Furness Council - Band E

Tenure

Freehold. Vacant possession upon completion.

Energy Performance Certificate

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

Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.



Bedroom One



Bedroom Two



Bathroom



Rear Aspect



Total area: approx. 141.3 sq. metres (1520.8 sq. feet)

For illustrative purposes only. Not to scale. REF: KL3444

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