



Kirkby Lonsdale

£500,000

11 Croft Close, Kirkby Lonsdale, Carnforth, LA6 2FH

This wonderful four bedroom family home has plenty on offer for those looking for peaceful living within the popular market town of Kirkby Lonsdale. Offering off road parking, integrated garage and enclosed rear garden, a seldom find within this town, as well as a spacious kitchen/diner and living room, four bedrooms and two bathrooms, this home is ideal for growing families.

Tucked away on a peaceful cul de sac, Croft Close is within walking distance of the well regarded St Mary's Primary school and QES secondary school, as well as Booths supermarket and other local amenities that Kirkby Lonsdale has to offer.

Quick Overview

Wonderful Family Home
 Four Bedrooms & Two Bathrooms
 Open Plan Kitchen/Diner & One Reception Room
 Tastefully Modernised Throughout
 Well-Presented Rear Garden
 Off Road Parking & Integrated Garage
 Peaceful Cul de Sac Location
 Within Walking Distance to Local Amenities and Services
 Sought After Home within the Popular Market Town



4



3



1



C



Superfast
Broadband



Off Road
Parking

Property Reference: KL3449



Entrance Hall



Living Room



Kitchen/Dining Room



Garden

Property Overview

Step through the door into the light and bright entrance porch, offering space for kicking off shoes with a handy cloak room to the left, offering that all important W.C. and pedestal sink with space for hanging coats. To the right is a door into the garage, the ideal space for additional storage for parking with light, power and up and over door.

Follow the hallway along into the living room, a generous space with large rear aspect doors opening onto a balcony, enjoying views over the rear garden; the ideal setting to enjoy a morning coffee. Back into the hallway, stairs lead down to the lower ground floor, offering the open plan kitchen/diner and second bedroom.

The kitchen diner is the real hub to this home, with space for a large dining table and attractive stone effect floor tiles with patio doors opening to the well-presented rear garden. The kitchen itself is well fitted with wall and base units, complementary worktop and upstand, one and a half stainless steel sink with drainer and a breakfast bar. Integrated appliances include a Zanussi dishwasher, AEG five ring gas hob with extractor over, AEG microwave, Bosch oven and fridge freezer. With ample space for all the family to enjoy, this room makes for a great social space all year round, to enjoy in the summer while children play in the garden, or cosying down for a Sunday roast during the cooler months.

Back into the lower ground hall, bedroom three offers a double room or great office/playroom, ready for a new purchaser to make their own. A handy W.C. and pedestal sink can be found to the left, as well as a cupboard with shelving for storage housing the water cylinder.

Follow the stairs up to the first floor where you will find three additional bedrooms and two bathrooms. Bedroom one is an attractive suite, enjoying floor to ceiling window overlooking the garden and built in wardrobes for ample space. The attractive en suite comprises a walk in shower, wall hung sink with vanity cupboard, W.C., heated ladder towel radiator and part tiled walls and floor. Bedroom two is also a double with front aspect window and ample space for additional furniture, whilst bedroom four is a single/small double with front aspect window.

Finally, the family bathroom enjoys modern décor, comprising a panelled bath with shower over, wall hung sink and W.C. with part tiled walls. Also to the landing is an all important airing cupboard with shelving for soaring clothes, also housing the Ideal boiler.



Kitchen/Dining Room



Kitchen/Dining Room



Bedroom Two



Bedroom Four



Bedroom Three



Bathroom

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 John Ruskin 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.

Accommodation (with approximate dimensions)

Ground Floor

Living Room 18' 1" x 11' 8" (5.51m x 3.56m)

Garage 18' 11" x 10' 1" (5.77m x 3.07m)

Lower Ground Floor

Kitchen/Diner 18' 1" x 17' 7" (5.51m x 5.36m)

Bedroom Three 14' 7" x 9' 1" (4.44m x 2.77m)

First Floor

Bedroom One 18' 0" x 11' 11" (5.49m x 3.63m)

Bedroom Two 12' 10" x 9' 9" (3.91m x 2.97m)

Bedroom Four 9' 5" x 8' 0" (2.87m x 2.44m)

Outside

11 Croft Close enjoys a well-presented plot, seldom found within this sought after location; enjoying a rear garden, mostly laid to lawn with patio areas for outdoor seating, fully enclosed for privacy and ideal for those looking for a peaceful garden where children and pets can play.

N.B The outside stairs to the left of the property are shared access.

Services

Mains gas, water, drainage and electricity.

Council Tax

Westmorland and Furness Council. Band D.

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



Ensuite



Rear Aspect



OS Map

Request a Viewing Online or Call 015242 72111

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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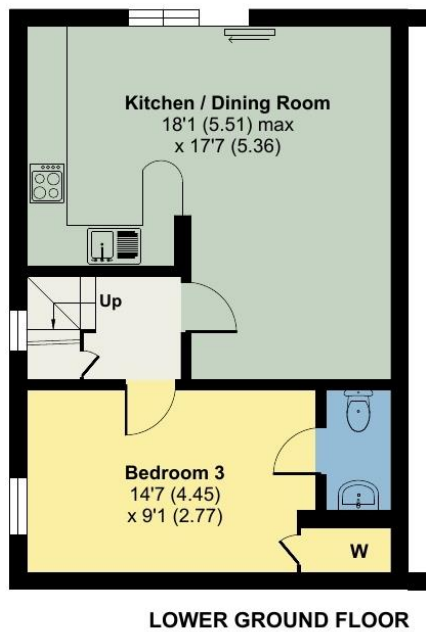
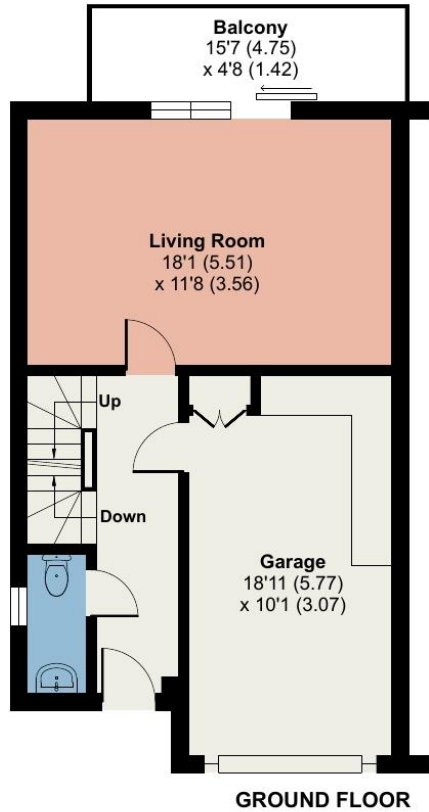


Approximate Area = 1405 sq ft / 130.5 sq m

Garage = 191 sq ft / 17.7 sq m

Total = 1596 sq ft / 148.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2023. Produced for Hackney & Leigh. REF: 1039198

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