



Kirkby Lonsdale

£340,000

41 Fairgarth Drive, Kirkby Lonsdale, Carnforth, LA6 2FB

This wonderful two bedroom, semi-detached bungalow is located on a friendly cul-de-sac on Fairgarth Drive, offering two double bedrooms, a spacious living/dining room and kitchen, and is now ready and waiting for a new buyer to make their own.

Completing the picture is the driveway offering off-road parking, a handy detached garage and gardens to the front and rear. Enjoying a peaceful position within the popular market town of Kirkby Lonsdale, well situated for access to the town centre with all its amenities, this home has great potential for a range of buyers.

Quick Overview

Wonderful Semi-Detached Home
 Two Bedrooms & Shower Room
 Kitchen & Spacious Living/Diner
 Light & Bright Throughout
 Well-Proportioned Accommodation
 Gardens to the Front & Rear
 Detached Garage
 Off Road Parking
 No Onward Chain
 Ultrafast 1000 Mbps Broadband Available



2



1



1



D



Ultrafast
Broadband*



Off Road Parking
& Garage

Property Reference: KL3467



Kitchen



Kitchen



Living Room



Living Room

Property Overview

Welcome to this traditional bungalow, situated on a quiet cul-de-sac on Fairgarth Drive, only a short distance from the thriving town centre of Kirkby Lonsdale, this well-presented home with scope for extension (subject to consents) has great potential for a range of buyers.

Follow the drive to the front door where you are welcomed into the entrance hall with a handy cupboard for storing coats and shoes. A door provides access into the living room, and straight ahead, you are lead into the kitchen; fitted with wall and base units, complementary worktop and tiled splashback with one and a half stainless steel sink and drainer, also housing the Vaillant boiler. There is ample space for a cooker and freestanding fridge/freezer, and a handy cupboard provides great additional storage or scope as a pantry area. A side door leads onto the drive providing access into the rear garden.

An inner hallway from the kitchen provides access into the rest of the living spaces. The living/dining room to the right enjoys a large front aspect, south facing window, creating a light and airy feel with ample space for a dining table to enjoy meals with friends and family. A coal effect gas fire and hearth sets the tone for this welcoming space.

Bedroom one and two are located to the rear aspect with windows overlooking the garden, both benefiting from built in wardrobes and space for additional furniture. Finally, the family shower room comprises a walk in wet room area with hand held shower attachment, W.C., pedestal sink and corner shower, completed with a heated ladder towel radiator.

Outside

To the front, 41 Fairgarth Drive enjoys a south facing patio area with rockery and mature shrubs, creating a great space to enjoy a morning coffee. The drive leads round to the rear garden, easy to maintain, also being laid to patio with steps down to an area of mature shrubbery and plants, ready for a new owner to transform into their ideal garden space.

The rear garden also provides access into the undercroft, providing a great additional storage space.

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.

What3Words ///masterpiece.stages.deeds

Accommodation (with approximate dimensions)

Kitchen 11' 2" x 10' 10" (3.4m x 3.3m)

Living Room 19' 10" x 12' 0" (6.05m x 3.66m)

Bedroom One 15' 2" x 12' 2" (4.62m x 3.71m)

Bedroom Two 10' 9" x 9' 6" (3.28m x 2.9m)

Property Information

Services

Mains gas, water, drainage and electricity.

Council Tax

Westmorland and Furness Council - Band D

Tenure

Freehold. Vacant possession upon completion.

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 Two



Shower Room



Rear Garden

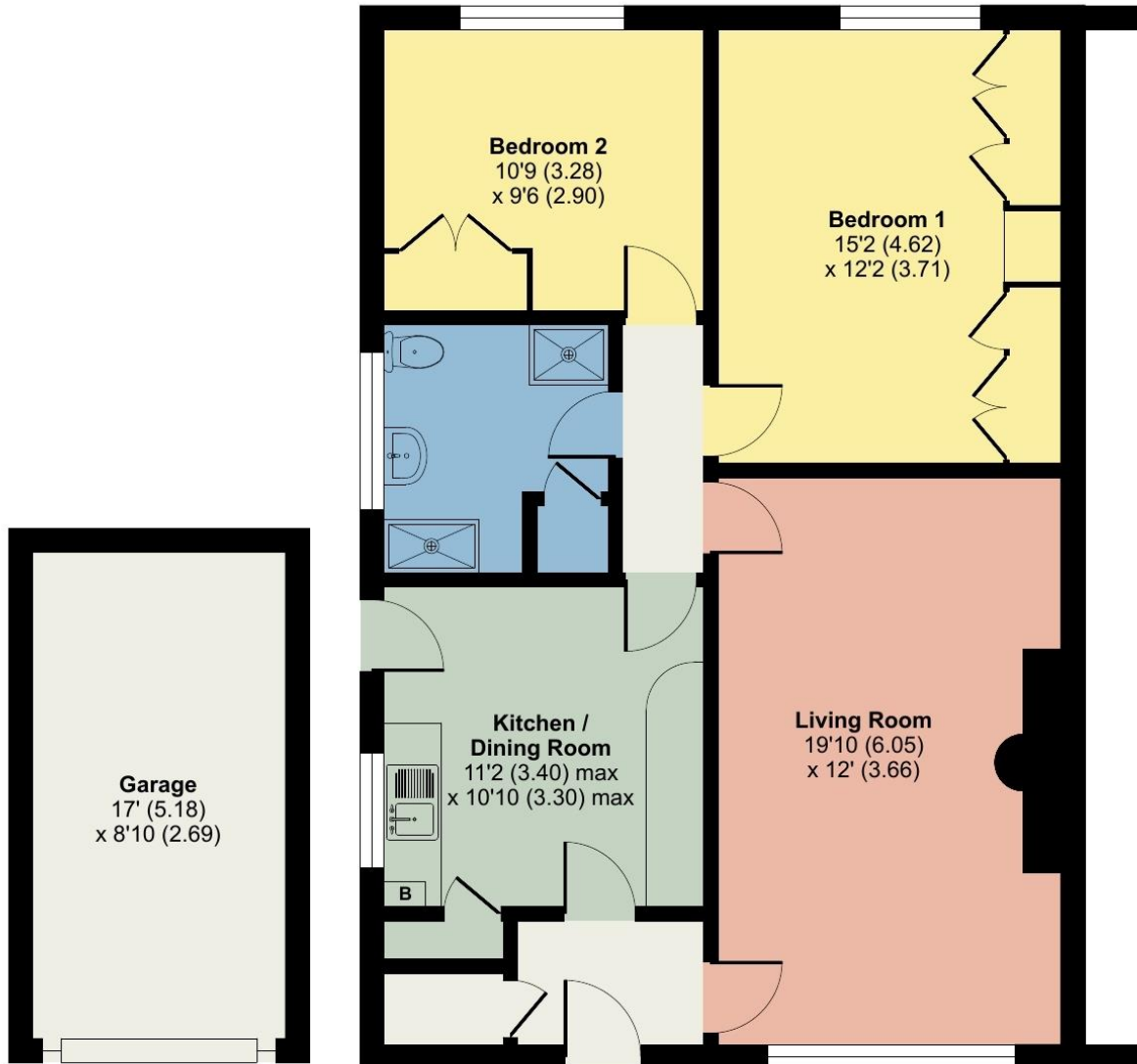
Fairgarth Drive, Kirkby Lonsdale, LA6

Approximate Area = 848 sq ft / 78.8 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 998 sq ft / 92.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2023. Produced for Hackney & Leigh. REF: 1056823

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 23/11/2023.

Request a Viewing Online or Call 015242 72111