



## Kirkby Lonsdale

£435,000

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

A detached true bungalow, nestled within a quiet setting within the heart of the sought after market town of Kirkby Lonsdale. Offering two double bedrooms, shower room and kitchen/diner, as well as two reception rooms and now in need of some updating, this bungalow has ample potential for a new buyer to transform into their ideal home.

Set within a large plot, 13 Ruskin Drive enjoys a pretty front garden with lawn and planted borders, a large driveway for several vehicles and a garage that offers additional parking and storage, seldom found within this popular market town. For those in search of a forever home for family or retirement, this may just be the one for you.

### Quick Overview

- True Detached Bungalow
- Two Double Bedrooms & Shower Room
- Kitchen with Separate Dining Area
- Two Reception Rooms
- Opportunity for Updating & Modernisation
- Opportunity for attractive loft room update/conversion
- Generous Front Garden
- Ample Off Road Parking & Garage
- Close to Local Amenities and Transport Links
- Superfast 78 Mbps Broadband Available\*



2



1



2



E



Superfast  
Broadband\*



Off Road  
Parking

Property Reference: KL3456



Living Room



Dining Area



Sun Room



Kitchen

### Property Overview

Welcome to this wonderful true bungalow, now ready for a new buyer to put their own stamp on it. Step through the door into the porch, the ideal spot for storing coats and shoes and into the light and spacious hallway, providing access into the living spaces.

Firstly, you are guided into the bedrooms and shower room. Bedroom two is a double room with front aspect window whilst bedroom one overlooks the rear garden, a generous double with ample space for additional furniture. A pull-down ladder in the hallway provides access to a third 'loft bedroom' with a gable window and a large storage room. A full loft conversion could create a fantastic space with amazing views (subject to planning consents).

The shower room is a spacious room, now in need of updating comprising a shower, pedestal sink, W.C. and bidet with part-tiled walls and towel rail. A handy airing cupboard provides additional storage for towels and other essentials.

Back into the hallway, you are welcomed into the living room; a light and bright space with large front aspect bay window overlooking the front garden. Follow the living room into the dining area, a great space to enjoy meals with the family where the space flows effortlessly into the kitchen which is well fitted with wall and base units, complementary work top and tiled splash back and one and a half stainless steel sink with drainer. There is also space for a cooker, washing machine and freestanding fridge freezer, as well as a small dining table if desired. Dual aspect windows to the side and rear allow plenty of light to flow through.

Finally, the dining room adjoins the sun room, a great space with ample potential as a second sitting room, home office or utility with door leading onto the drive and a handy cloaks area with W.C. and pedestal sink.

All in all, this is a generous home oozing with potential, now ready for a new purchaser to really make their own!

### 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 adjacent to the town providing a lovely circular walk for all along its banks.

The M6 is a short 10-minute drive away to Junction 36, providing easy access to the South, the North and Scotland parts, as well as local towns such as Kendal and Lancaster, with only 20 miles to the ever popular Lakes District National Park.

What3Words ///woodstove.durations.whirlwind

**Accommodation (with approximate dimensions)**

**Bedroom One** 13' 7" x 10' 11" (4.14m x 3.33m)

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

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

**Dining Room** 11' 6" x 10' 1" (3.51m x 3.07m)

**Kitchen** 14' 7" x 13' 11" (4.44m x 4.24m)

**Sun Room** 14' 7" x 6' 11" (4.44m x 2.11m)

**Property Information**

**Outside**

Front garden with large driveway offering parking for several cars, and a detached garage with ample space for storage or additional parking.

**Garage**

Detached garage with metal up-and-over door.

**Gardens**

Generous front garden, mostly laid to lawn with planted borders and shrubs. A path leads around to the rear of the property where there is a raised garden with mature and well established shrubs and trees. An old oak door in the wall gives easy access to the town via Jingling Lane.

There is also an old timber shed which provides great additional storage for all those gardening essentials.

**Services**

Mains water, electricity and drainage. Gas 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**

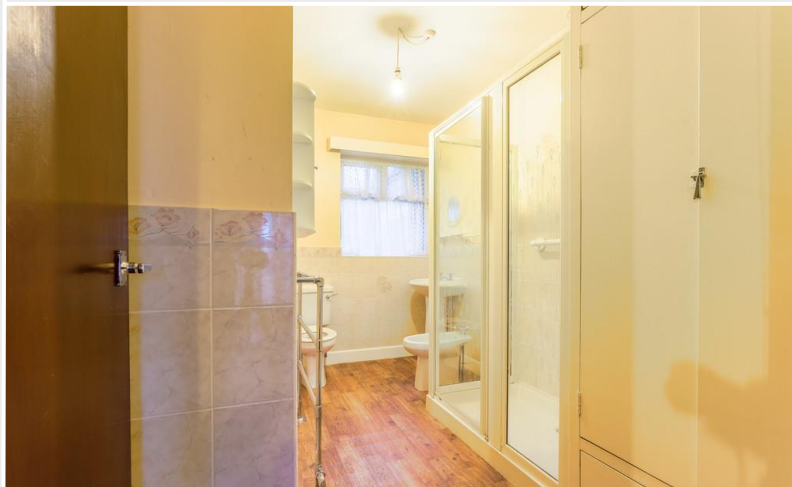
Strictly by appointment with Hackney & Leigh Kirkby Office.



Bedroom One



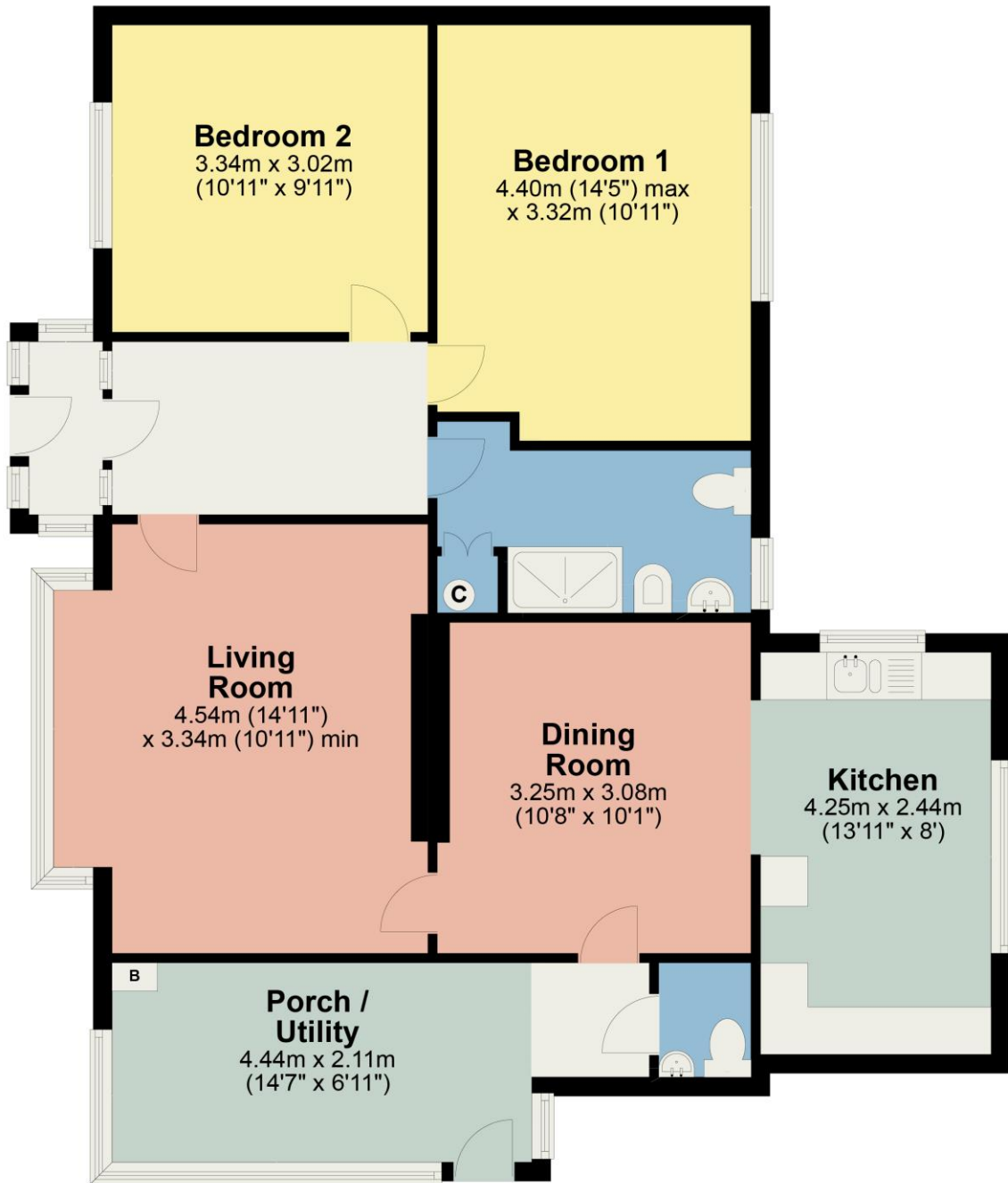
Bedroom Two



Shower Room



Front Elevation



Total area: approx. 91.0 sq. metres (979.9 sq. feet)

For illustrative purposes only. Not to scale. REF: KL3456

*A thought from the owners...* A wonderfully quiet and peaceful place to live only a few minutes' walk from the very centre of this lovely town.

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