



Kirkby Lonsdale

£285,000

10 Greenside , Kirkby Lonsdale, Carnforth, LA6 2DQ

This well-appointed, semi detached home has much to offer, with kitchen diner, living room and sun room to the ground floor and three good sized bedrooms and family bathroom to the first floor. Completing the picture is the driveway offering off road parking and an enclosed garden to the rear.

Situated within the heart of Kirkby Lonsdale, this home offers great access to transport and all the amenities this sought after market town has to offer, ideal for growing families and retirees alike, now ready for a new buyer to put their own stamp on it. 10 Greenside has local occupancy restrictions applicable for residential occupation.

Quick Overview

Excellent Semi-Detached Home
 Three Bedrooms & Family Bathroom
 Kitchen, Living/Dining Room & Sun Room
 Surprisingly Spacious & Well-Appointed
 Throughout
 Local Occupancy Clause
 Off Road Parking
 Enclosed Rear Garden
 Close to Local Amenities
 Great Access to Transport Links & Services
 Superfast Broadband Available



3



1



2



E



Superfast
Broadband



Off Road
Parking

Property Reference: KL3480



Living Room



Kitchen



Kitchen



Garden

Property Overview

Step through the gates onto the gravel driveway, offering off road parking with areas for outdoor seating and hedged with shrubs and bushes for privacy. Follow the path to the front door where you enter into the entrance hall with access into the living spaces and stairs to the first floor.

You are firstly welcomed into the kitchen, well fitted with wall and base units and complementary work top with splashback, stainless steel sink and space for a small dining table. Integrated appliances include a fridge freezer, AEG dishwasher, oven and four ring gas hob with extractor over and space for an undercounter washing machine. A handy under stairs cupboard provides a great space for storing coats and shoes.

Follow the kitchen into the generous living-dining room, boasting a front aspect bay window and fireplace, ready for installation of a fire as desired. This room offers the ideal space for entertaining family and friends or enjoying a cosy night in. An adjoining sun room creates a great separate living space with double doors opening into the garden, great as a reading room or additional sitting room.

Follow the stairs to the first floor where you will find the three bedrooms and family bathroom. Bedroom one is a generous double to the front aspect, enjoying an integrated wardrobe and ample space for a double bed and additional furniture to suit. Bedroom two is also a good double with a rear aspect window overlooking the garden and space for additional furniture, whilst bedroom three is a single room, great as a study or dressing room with rear aspect window. Finally, the family bathroom comprises a bath with shower over, pedestal sink and W.C. with a large airing cupboard for storing essentials with shelving, also housing the Ideal boiler.

Location

Welcome to Kirkby Lonsdale, a picturesque Market Town located in Cumbria, well known for its stunning landscapes and historic charm. Whether you enjoy long walks along the River Lune or exploring the nearby Yorkshire Dales National Park, there are endless opportunities for outdoor adventures.

The town is also conveniently located close to a range of amenities, boasting a vibrant community with a selection of independent shops, cafes, restaurants, and traditional pubs. You'll also find essential services such as schools, a post office, and medical facilities within easy reach.

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

Kitchen/Dining Room 20' 0" x 14' 2" (6.1m x 4.32m)

Living Room 22' 0" x 11' 11" (6.71m x 3.63m)

Conservatory 12' 6" x 9' 3" (3.81m x 2.82m)

First Floor

Bedroom One 14' 6" x 9' 4" (4.42m x 2.84m)

Bedroom Two 12' 7" x 9' 2" (3.84m x 2.79m)

Bedroom Three 8' 4" x 7' 8" (2.54m x 2.34m)

Property Information

Outside

To the front is a gravel driveway offering off road parking, with mature shrubs and hedging for privacy,

The rear enjoys an enclosed garden, mostly laid to lawn with a patio area for outdoor seating.

Services

Mains gas, water, drainage and electricity.

Council Tax

Westmorland and Furness Council. Band C.

Tenure

Freehold. Vacant possession upon completion.

Please note the property is subject to a Local Occupancy Clause, please contact the office for further details.

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.

What3words ///stable.asked.shoebox



Bedroom One



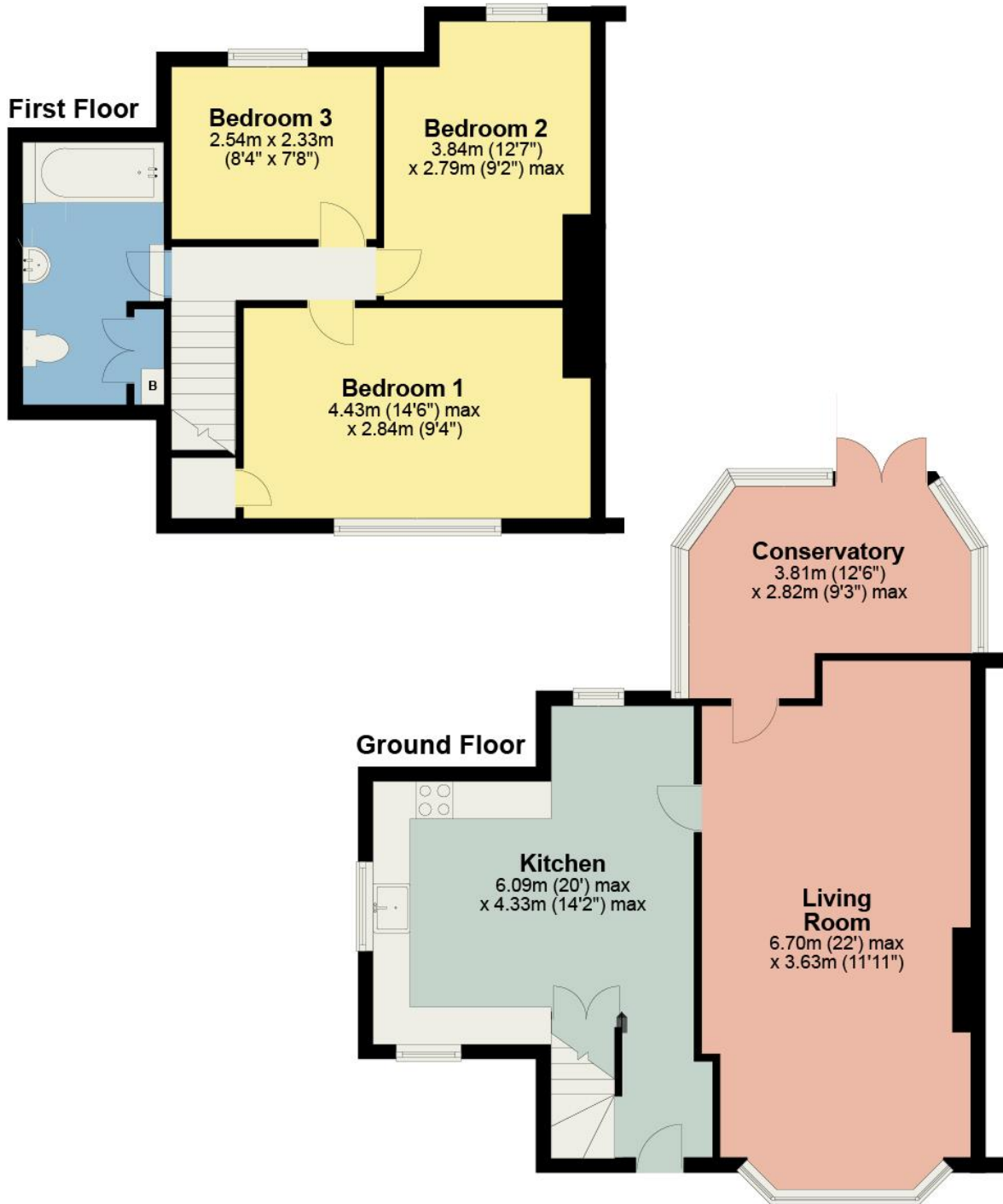
Bedroom Two



Bedroom Three



Bathroom



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:KL3480

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