



Kirkby Lonsdale

£425,000

13 Main Street, Kirkby Lonsdale, Carnforth, LA6 2AQ

A Grade II Listed stone built mid terraced property located within the heart of the market town of Kirkby Lonsdale. Offering a well maintained garden, summerhouse and store to the rear as well as parking for at least three vehicles, a seldom find in the centre Kirkby Lonsdale.

The accommodation is spread across four floors and consists of a living room, kitchen/dining room and utility to the ground floor with a useful cellar on the lower ground floor. Bedroom one and the bathroom are located on the first floor with a further two bedrooms on the second floor. Having retained many character features including fireplaces and a cast iron range this property is not one to miss!

Quick Overview

- Character Grade II Listed Property
- Three Double Bedrooms & One Bathroom
- Living Room & Kitchen-Diner
- Garden with Summerhouse
- Parking for up to Three Vehicles
- Located Within a Conservation Area
- Sought After Location
- Walking Distance to Local Amenities
- Great Access to Transport Links
- Superfast Broadband Available

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  Superfast Broadband
  Off Road Parking

Property Reference: KL3505



Kitchen/Dining Room



Kitchen/Dining Room



Living Room



Living Room

Property Overview

Step through the front door, into the welcoming living room, where the character and charm of this home is immediately apparent. The living room is spacious and offers a lovely multi paned window to the front and enjoys a multi fuel stove, perfect for those cooler evenings. The inner hall provides access to the first floor and a staircase to the cellar. The cellar is a great storage space and benefits from light and power.

The kitchen is well fitted with wall and base units, complementary solid granite worktops and sink with drainer. Appliances include; range master oven with induction hob and extractor hood over. Having space for a large American style fridge/freezer and ample dining space, perfect for entertaining friends and family. At the rear of the property is a useful cloakroom/utility, with plumbing for a washing machine and having a W.C. with sink. Patio doors lead out to the rear garden.

Ascend to the first floor landing where you will find bedroom one and the family bathroom. Bedroom one is a double room with a front aspect window and has ample space for additional furniture. Adjacent is the bathroom; an attractive four piece suite with free standing bath taking centre stage to take advantage of the country views, walk in shower, pedestal sink and W.C, complete with complementary tiled walls and flooring.

The second floor offers a further two bedrooms. Bedroom two being another good double bedroom with front aspect window and bedroom three is also a double room with a rear aspect window enjoying countryside views.

The loft can be accessed via a pull down ladder and offers great potential to be a hobby room with solid flooring, Velux window, power, light and heating.

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

Conveniently located close to a range of amenities, the town itself boasts 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

Living Room 12' 11" x 12' 1" (3.94m x 3.68m)

Kitchen 11' 3" x 10' 4" (3.43m x 3.15m)

First Floor

Bedroom One 12' 3" x 11' 5" (3.73m x 3.48m)

Second Floor

Bedroom Two 13' 1" x 11' 7" (3.99m x 3.53m)

Bedroom Three 10' 9" x 9' 5" (3.28m x 2.87m)

Property Information

What3Words:

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Outside

13 Main Street benefits from a garden to the rear of the property which enjoys a summerhouse, two stores, car port with additional parking spaces and enclosed lawn.

Servcies

Mains gas, drainage, water and electricity.

Council Tax

Westmorland and Furness Council - Band C

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



Bathroom

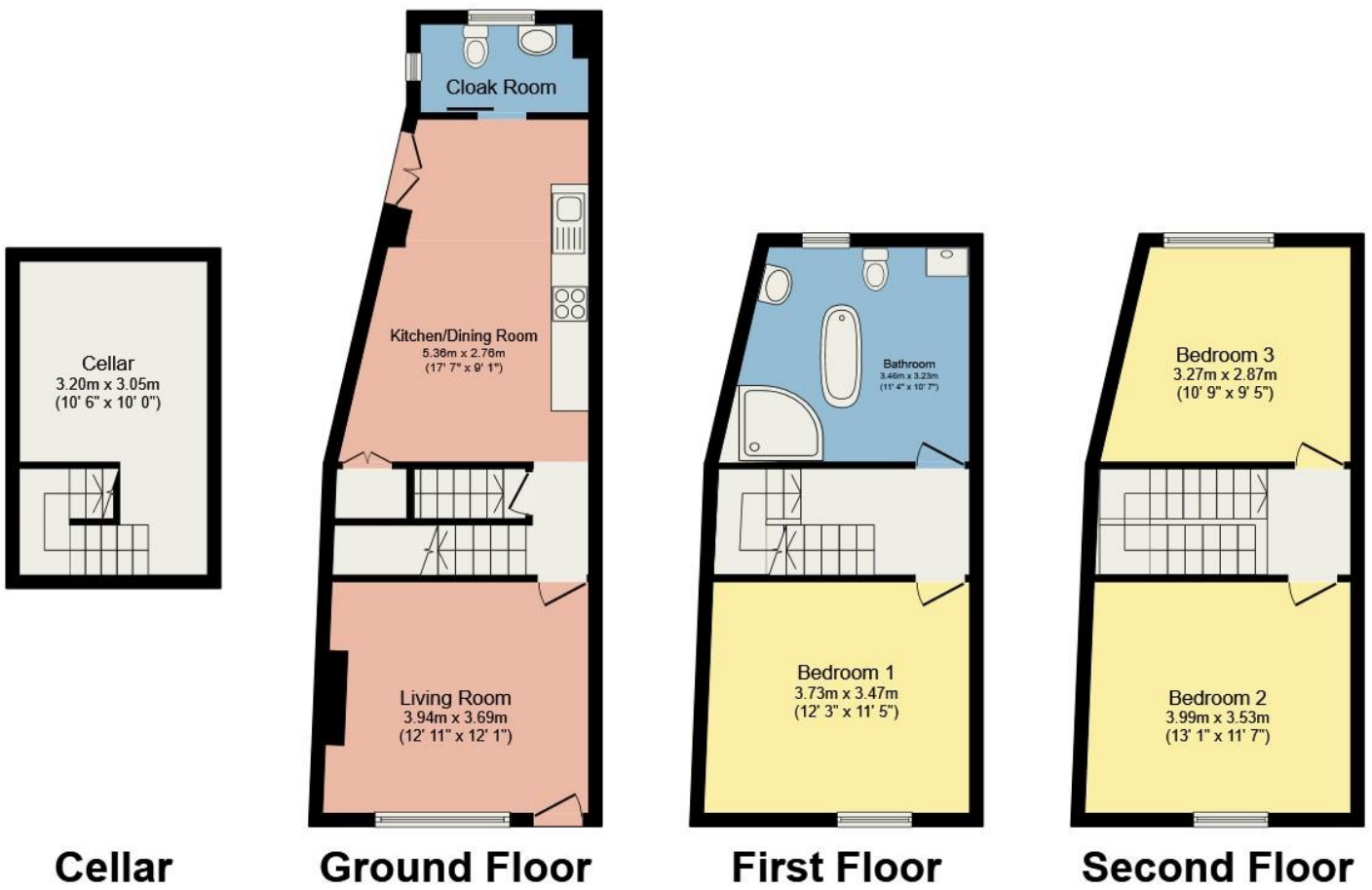


Garden



Garden

Kirkby Lonsdale, Carnforth



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