



## New Road

£200,000

29 Eaveslea, New Road, Kirkby Lonsdale, Carnforth, LA6 2AB

Discover the charm of this well-presented ground-floor apartment, nestled within beautifully maintained communal gardens and offering far reaching views to the Howgills. Located in the heart of the highly desirable town of Kirkby Lonsdale, this residence combines convenience with scenic beauty.

29 Eaveslea boasts a neutral, bright decor throughout, featuring a well proportioned and airy living/dining room, a well-equipped kitchen, two comfortable bedrooms, and a modern shower room. The property is enhanced by electric storage heaters, warden call cords, and double-glazing throughout, all with the comfort of the over 55's in mind.

Enjoy access to private parking and the convenience of local amenities just steps away. From Booths supermarket and the doctor's surgery to popular cafes and charming shops in the town centre, everything you need is right at your doorstep.

### Quick Overview

Ground Floor Apartment with Own Entrance  
 Two Bedrooms and One Bathroom  
 Located within the Popular Market Town of  
 Kirkby Lonsdale  
 Private, Off Road Parking  
 Well-Kept Communal Gardens  
 Close to Local Shops and Amenities  
 Generous Living Room with Sun Room  
 Peaceful Atmosphere  
 No Chain Delay  
 Superfast Broadband Available\*



2



1



1



F



Superfast  
Broadband\*



Off Road  
Parking

Property Reference: KL3522



Living Room



Living Room



Kitchen



Kitchen

### Property Overview

Discover this delightful ground floor apartment, tucked away in a serene setting, offering an abundance of features for comfortable living.

Step into the welcoming hallway with two handy storage cupboards-one ideal for coats and shoes, and the other perfect as a linen cupboard.

Continue through the hallway into the well-presented living/dining room, which boasts ample space for all your furniture needs. The room is light and bright, featuring traditional ceiling coving and neutral décor. Adjacent to this area is a charming sunroom, perfect for enjoying views of the greenery and relaxing.

Conveniently located off the living room is the well-fitted kitchen, equipped with wall and base units, a complementary worktop, tiled splashback, and a range of integrated appliances. These include a Whirlpool double oven, hob and extractor, and a stainless-steel sink. There is also a washing machine and space for an under-counter fridge and under-counter freezer

The main bedroom, with a front aspect window, provides ample space for a double bed and features built-in wardrobes with hanging space and shelving. This room also offers direct access to the front of the property and onto the car park. Bedroom two, another double room, overlooks the private entrance to the property and has plenty of space for all of your furniture needs.

The property is completed by a modern shower room, which includes an electric walk-in shower, a low-level W.C., a vanity sink, and strategically placed handrails for added accessibility and safety.

This charming apartment is perfect for those seeking a peaceful retreat with all the conveniences of modern living. Don't miss the opportunity to make it your own.

### Outside

Well maintained, mature and well planted communal gardens with lit pathways and benches. Private off road parking.

### 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.

**What3Words** ///adverbs.supported.backhand

#### Directions

From Market Square, proceed up New Road, turning left after the fire station and immediately right into Eaveslea.

#### Accommodation with approximate dimensions

**Living/Dining Room** 17' 5" x 13' 6" (5.31m x 4.11m)

**Kitchen** 8' 8" x 7' 7" (2.64m x 2.31m)

**Conservatory/Sun Room** 11' 4" x 5' 11" (3.45m x 1.8m)

**Bedroom One** 14' 3" x 11' 0" (4.34m x 3.35m)

**Bedroom Two** 11' 5" x 7' 11" (3.48m x 2.41m)

#### Property Information

##### Services

Mains water, drainage and electricity.

##### Tenure

Leasehold. Leaseholders must be 55 years old or over. There is no ground rent. There is a monthly service charge of approximately £175.00 per month. No pets without prior written consent. Any further information can be obtained from Anchor Housing Telephone: 0845 140 2020

##### Council Tax

Band C - Westmorland & Furness Council

##### Viewings

Strictly by appointment with Hackney & Leigh Kirkby Lonsdale Office.

##### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

##### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Sun Room



Bedroom One



Bedroom Two

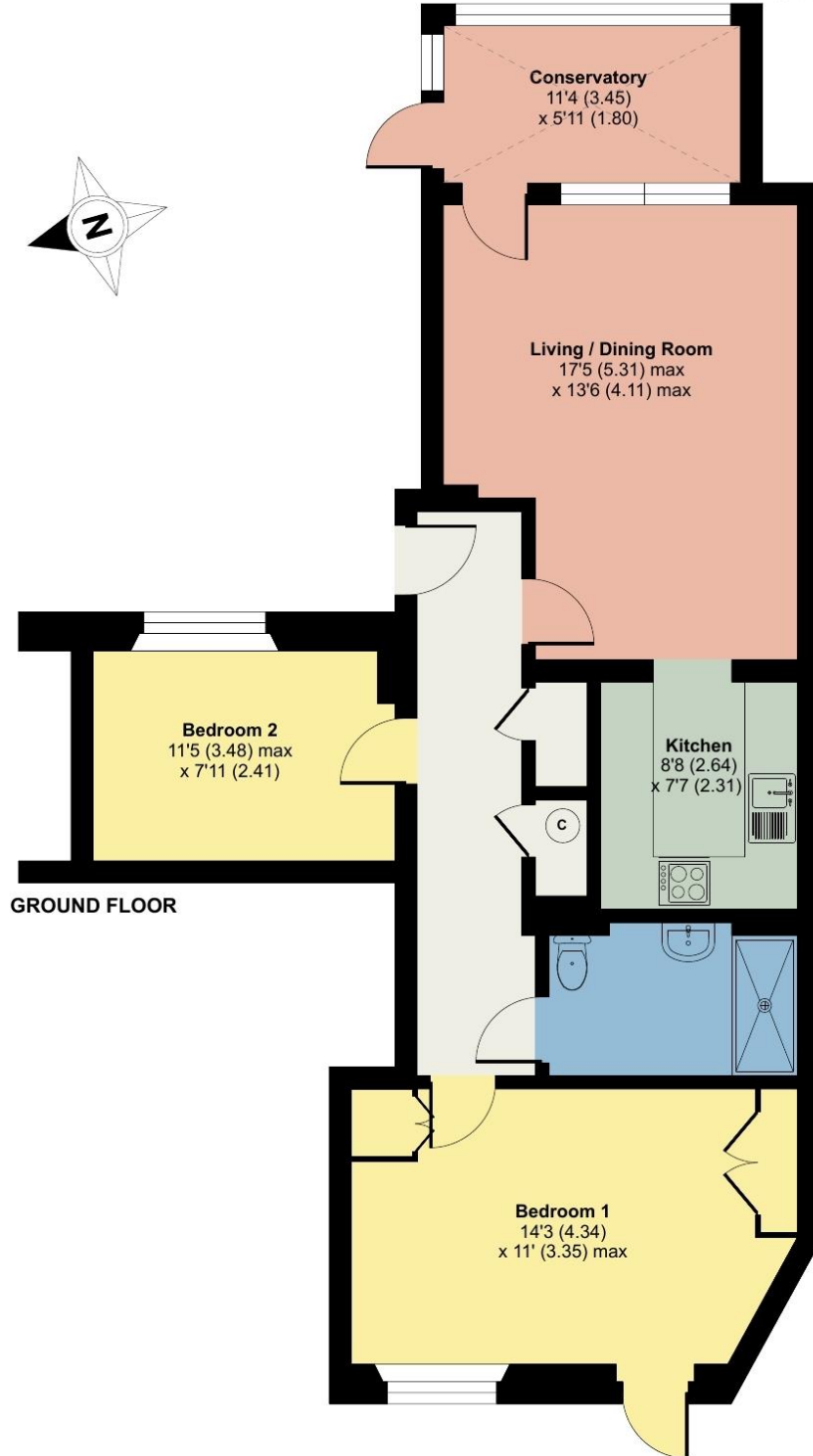


Shower Room

# Eaveslea, New Road, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 825 sq ft / 76.6 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). © nichecom 2024. Produced for Hackney & Leigh. REF: 1134964

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 31/05/2024.

Request a Viewing Online or Call 015242 72111