



# Kirkby Lonsdale

£350,000

2 Back Lane, Kirkby Lonsdale, Carnforth, LA6 2AP

Welcome to 2 Back Lane, a wonderful end terrace cottage, nestled within the heart of Kirkby Lonsdale market town with local amenities, bars, restaurants and scenic walks right on the doorstep. Offering a dining kitchen and cosy living room to the ground floor, there are two bedrooms and a bathroom over the first and second floors.

Kirkby Lonsdale itself offers a range of boutique shops, impressive selection of bars, restaurants and pubs, all within ten minutes of the M6 J36 and with excellent access to the Lake District National Park and the Yorkshire Dales National Park, its an ideal base for those who enjoy all kinds of outdoor activities whilst also enjoying the practicalities of living in a small town location.

## Quick Overview

- Wonderful Character Cottage
- Two Bedrooms & One Bathroom
- Generous Living Room
- Well Appointed Kitchen/Dining Room
- Patio Garden
- Nestled Within the Heart of Kirkby Lonsdale
- Permit Parking Available in Town
- Great second home or investment opportunity, currently being a very successful holiday let.
- Walking Distance to Local Amenities
- Superfast 30-300 Mbps Broadband Available



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Superfast  
Broadband\*



Permit Parking  
Available

Property Reference: KL3575



Kitchen/Dining Room



Kitchen/Dining Room



Kitchen/Dining Room



Living Room

## Property Overview

On approach to the property, enter through the gates onto the patio area, with space for a table and chairs and leading the way to the front door. Firstly, you are welcomed into the kitchen/dining room, a great space to enjoy meals with family and friends, with wood effect flooring. The kitchen itself is well fitted with wall and base units, complementary work tops, tiled splashback and a sink with drainer. Integrated appliances include an oven with four ring hob, undercounter fridge, freezer, dishwasher and washing machine.

Follow into the generous living room, with the exposed stone fireplace creating a cosy atmosphere for those cooler evenings, enjoying a wood burning stove. Dual aspect windows allow for plenty of light, with the feature lintels creating a character feel.

Follow the stairs to the first floor where you will find bedroom two; a modern, double bedroom with a front aspect window and ample space for additional furniture to suit. The bathroom can also be found on this floor, comprising a corner bath, with shower over, wall hung sink and W.C., with complementary part tiled walls and flooring to finish.

Ascending the stairs to the second floor, you will find bedroom one; a generous double with a front aspect window filling the space with light and enjoying space for furniture as desired.

## Accommodation (with approximate dimensions)

**Kitchen/Dining Room** 19' 2" x 8' 5" (5.84m x 2.57m)

**Living Room** 15' 2" x 12' 1" (4.62m x 3.68m)

**Bedroom Two** 11' 0" x 9' 7" (3.35m x 2.92m)

**Bedroom One** 11' 3" x 10' 9" (3.43m x 3.28m)

## Parking

Permit parking available via Westmorland and Furness council. For more information, please visit <https://www.westmorlandandfurness.gov.uk/parking-streets-and-transport/parking/apply-parking-permit>



Living Room



Living Room



Bedroom Two



Bedroom Two



Bedroom One



Bedroom One

### Services

Mains gas, water, drainage and electricity.

### Council Tax

Westmorland and Furness Council.

### 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.

### What3Words Location & Directions

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### 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).



Bathroom



Bathroom



Patio



Patio

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015242 72111** or request online.



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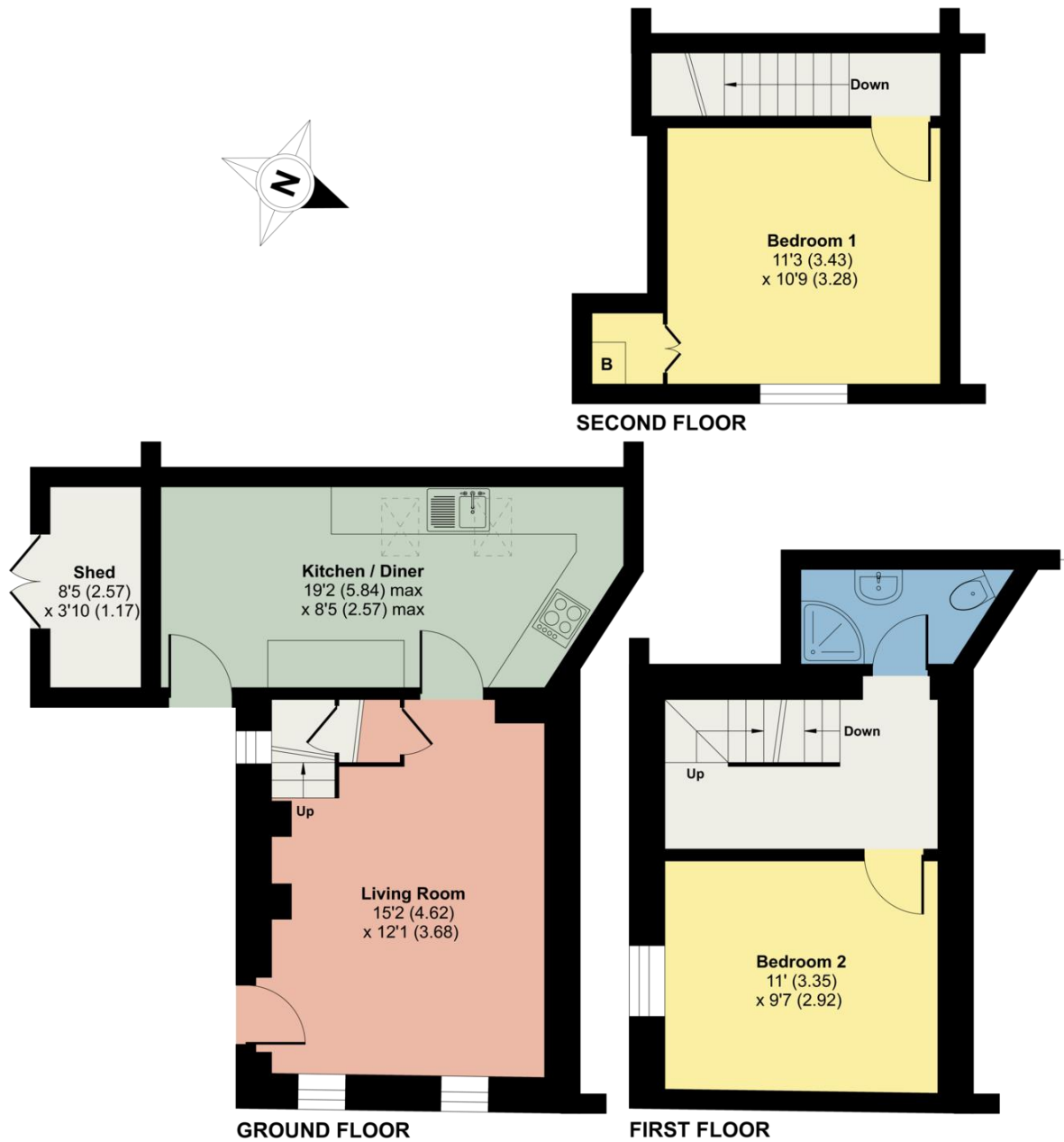
# Back Lane, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 747 sq ft / 69.3 sq m

Outbuilding = 33 sq ft / 3 sq m

Total = 780 sq ft / 72.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2024. Produced for Hackney & Leigh. REF: 1207253

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