



1 Lunefield Drive, Kirkby Lonsdale
£320,000



1 Lunefield Drive

Kirkby Lonsdale

A well proportioned semi detached house centrally located within picturesque Kirkby Lonsdale. The market town has a wide variety of shops, cafes, public houses and restaurants. There is a doctors surgery, Boots the chemist, Booths supermarket, a library and banks. Kirkby Lonsdale has excellent bus routes and road links to the M6 and both the Lake District and Yorkshire Dales National Parks.

This semi-detached family home in Kirkby Lonsdale has been lovingly renovated by the current owners, offering a perfect blend of modern style and traditional charm. Step into the generously proportioned sitting room and dining room, ideal for entertaining guests or simply relaxing with your family. The property boasts double glazing and gas central heating for added comfort, with easy access to the well-appointed kitchen from the dining area.

Upstairs, you'll find three bedrooms, including two spacious double bedrooms, all beautifully presented. The four-piece suite bathroom on the upper level is complemented by a convenient downstairs cloakroom.

The outside space of this property is a true oasis, showcasing the care and attention to detail of the current owners. The rear garden is a haven of tranquillity, with an enclosed design offering privacy and security. A paved patio seating area is perfect for al fresco dining, while the combination of lawn and gravel areas provides a low-maintenance yet attractive outdoor space. A shed located to the side of the garden offers additional storage options. To the front of the property, a paved patio area leads to a raised gravelled section, ideal for driveway parking. The presence of an electric hook up completes the practicality of this outdoor haven, catering to all your modern lifestyle needs. With its well-manicured gardens and thoughtfully designed outdoor areas, this property offers a rare opportunity to enjoy the beauty of nature within the convenience of a thriving market town.

- Semi detached family home
- Fully renovated by the current owners
- Substantial sitting room and dining room
- Double glazing and gas central heating
- Access to the kitchen from the dining room
- Local occupancy does apply
- Three bedrooms with two being double bedrooms
- Well maintained gardens to the front and rear with a electric hook up for vehicle
- Four piece suite bathroom upstairs and a downstairs cloakroom

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX CURRENTLY BAND C

TENURE:FREEHOLD

DIRECTIONS

From our Kirkby Lonsdale Office turn left and proceed along Main Street and turn left in to Lunefield Drive to find number 1 located on the right hand side immediately after the entrance to Binfold Croft.

WHAT3WORDS:owes.chestnuts.lake





GROUND FLOOR

ENTRANCE HALL

7' 5" x 5' 11" (2.27m x 1.81m)

SITTING ROOM

17' 11" x 12' 2" (5.47m x 3.70m)

DINING ROOM

14' 0" x 12' 2" (4.27m x 3.70m)

KITCHEN

10' 0" x 6' 9" (3.05m x 2.05m)

CLOAKROOM

3' 7" x 2' 5" (1.08m x 0.74m)

FIRST FLOOR

LANDING

8' 11" x 3' 3" (2.72m x 0.99m)

BEDROOM

11' 11" x 10' 6" (3.62m x 3.19m)

BEDROOM

11' 5" x 9' 5" (3.49m x 2.87m)

BEDROOM

8' 10" x 7' 3" (2.69m x 2.20m)

BATHROOM

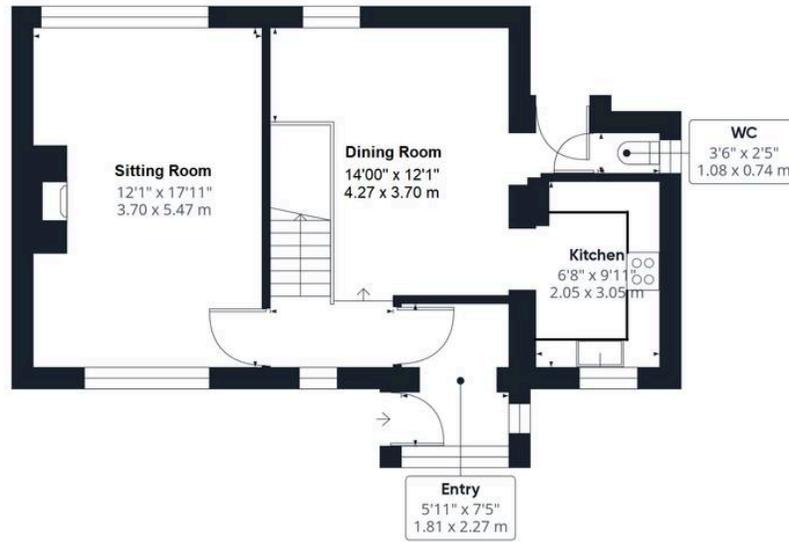
8' 11" x 3' 3" (2.72m x 0.99m)











Ground Floor



Floor 1

Approximate total area⁽¹⁾

945.93 ft²

87.88 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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