

DRAFT DETAILS

Constables

SALES & LETTINGS



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12 Tram Lane Kirkby Lonsdale

£399,000



- Stunning Period Cottage
- Two Double Bedrooms
- Large Lounge with Log Burner
- Recently Built Conservatory
- Modern Kitchen & Bathroom
- Walking distance to the Town Centre
- Paved Patio and Lockable outbuilding
- No Onward Chain
- Council Tax Band: C (South Lakeland)
- Early Viewing Essential

Constables is delighted to offer for sale this fantastic period cottage located in the heart of Kirkby Lonsdale.

The property is located along a private lane that is a stones throw from the bustling town centre with its array of restaurants, pubs, shops, Booths supermarket and an array of tourist attractions including Ruskin's View. The property is ideally placed for access to The Lakes, Lancashire and The Yorkshire Dales and is within easy reach of the M6 motorway.

The current owners have made significant improvements to the property in recent years including the replacement of the roof, repointing with lime mortar, a new conservatory, new water main, hive heating controls and full interior renovation.

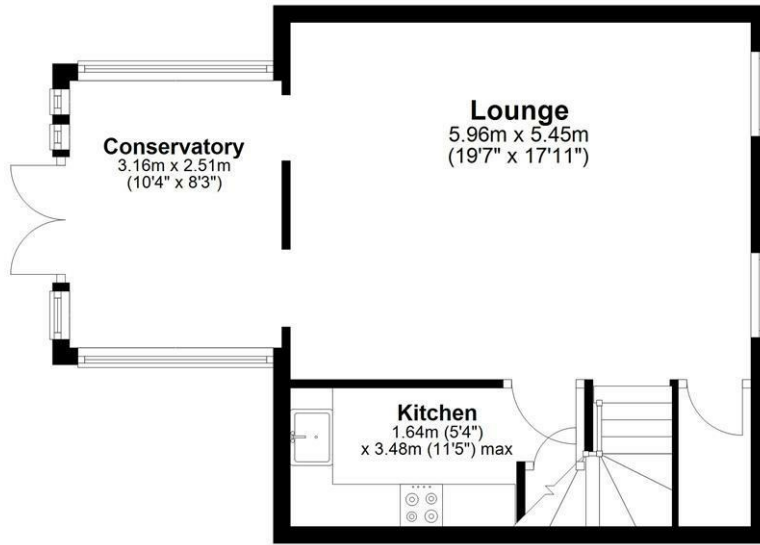
The accommodation is deceptively spacious and comprises, a lounge with fireplace and log burning stove and useful storage cupboard. Kitchen with granite work tops an integrated oven, hob, dishwasher and there is a built in storage cupboard with space for a fridge-freezer. There is a recently built conservatory with ten year guarantee at the rear of the property, this has a glass roof and French doors opening to a patio area. On the first floor there are two double bedrooms and a stylish bathroom with walk in shower and bath.

Externally there is a paved patio area and an outbuilding.

This impressive property must be seen to be appreciated and early viewing is essential.

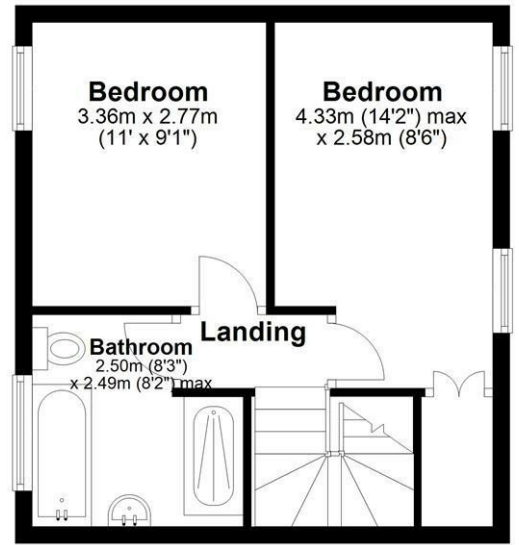
Ground Floor

Approx. 40.7 sq. metres (438.4 sq. feet)



First Floor

Approx. 32.4 sq. metres (349.2 sq. feet)

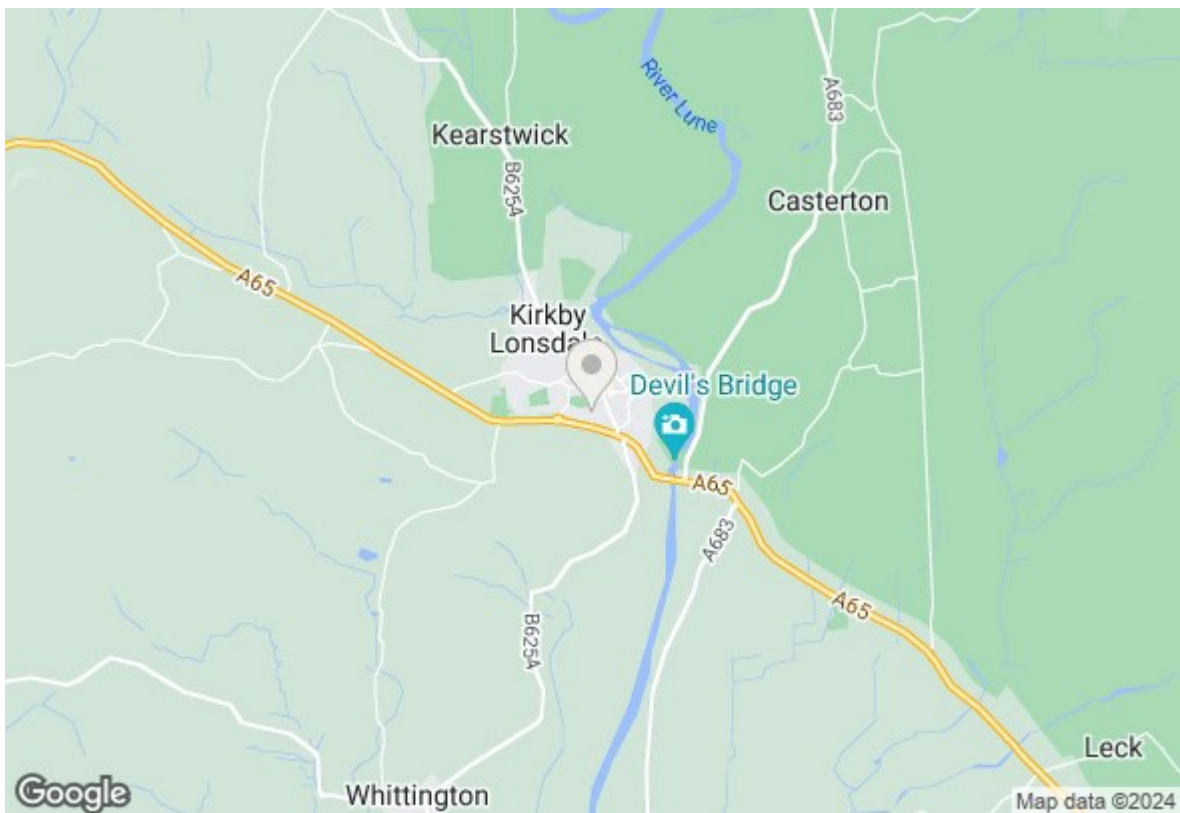


Total area: approx. 73.2 sq. metres (787.6 sq. feet)

12 Tram Lane, Kirkby Lonsdale

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		



Lounge
17'10" x 13'7"

Conservatory
8'2" x 10'4"

Kitchen
11'4" max x 5'8"

Landing

Bedroom One
15'1" max x 8'10" max

Bedroom Two
8'9" max x 11'8" max

Bathroom
7'11"max x 8'2" max



