



4 Chapel Terrace, Kirkby Thore, CA10 1UQ

£750 Per month





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# 4 Chapel Terrace

Kirkby Thore, CA10 1UQ

- Available immediately
- Two Bedrooms
- Fantastic transport links
- Village Primary School
- Sandstone end of terrace cottage
- Semi rural village location
- Local shop and Post Office close by
- Close to both Penrith and Appleby for amenities

This charming sandstone cottage sits on a peaceful side lane in the centre of Kirkby Thore village and is ready for immediate letting.

The accommodation comprises of a; lounge, kitchen diner, rear hall, bathroom with a shower over the bath and two double Bedrooms. Outside to the front there is a small forecourt with shared gate and to the rear is a low maintenance yard.

## Directions

What3words location: ///plodded.appoints.beaker



**Lounge** 11'4" x 11'10" (3.46m x 3.61m)  
The lounge is accessible via the front entrance and leads in to the kitchen diner. It has a double glazed window to the front, fitted carpet, electric radiator and a feature stone inglenook fireplace with multi fuel stove.

**Kitchen Diner** 11'10" x 12'3" (3.62m x 3.74m)  
The kitchen is fitted with wood effect wall and base units with a marble effect work surface incorporating a stainless steel single drainer sink, mixer taps and a tiled splash back. There is a built in electric oven and ceramic hob with a cooker hood above, space for an under surface fridge and plumbing for a washing machine. A uPVC double glazed window faces to the rear, a door leads to the stairs and a further door to the rear hall.

**Landing**  
Allows access to both bedrooms and has a loft hatch above.

**Principal Bedroom** 12'0" x 11'10" (3.66m x 3.63m)  
This bedroom is a comfortable double with fitted carpet, TV point, telephone point, electric heater and a uPVC double glazed window to the front aspect.





### Bedroom Two

12'0" x 9'1" (3.66m x 2.77m)

This bedroom is a second comfortable double with fitted carpet, TV point, telephone point, electric heater, cupboard housing the water tank and shelves and a uPVC double glazed window to the rear aspect.

### Rear Hall

The rear hall has a recessed wall cupboard housing the electric meter and MCB consumer unit and allows access to the bathroom and has a uPVC double glazed door leading to the rear yard.

### Bathroom

4'10" x 5'9" (1.49m x 1.77m)

Fitted with a white basin with cupboard underneath, toilet and bath with an electric shower over and tiles around. There is an extractor fan, an electric heated towel rail and a uPVC double glazed window to the rear.

### Outside

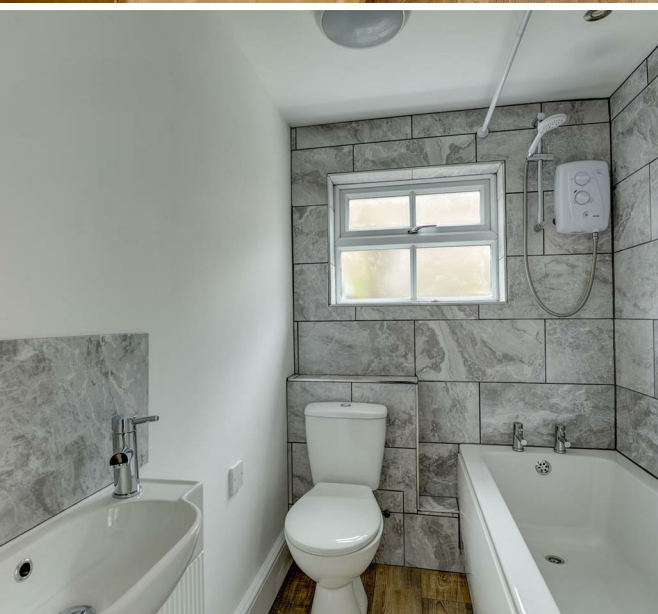
To the front of the house there is shared gate with a path to the front door. To the back there is a low maintenance yard.

### Services

Electric heating, mains electric water and drainage. Hot water via immersion tank.

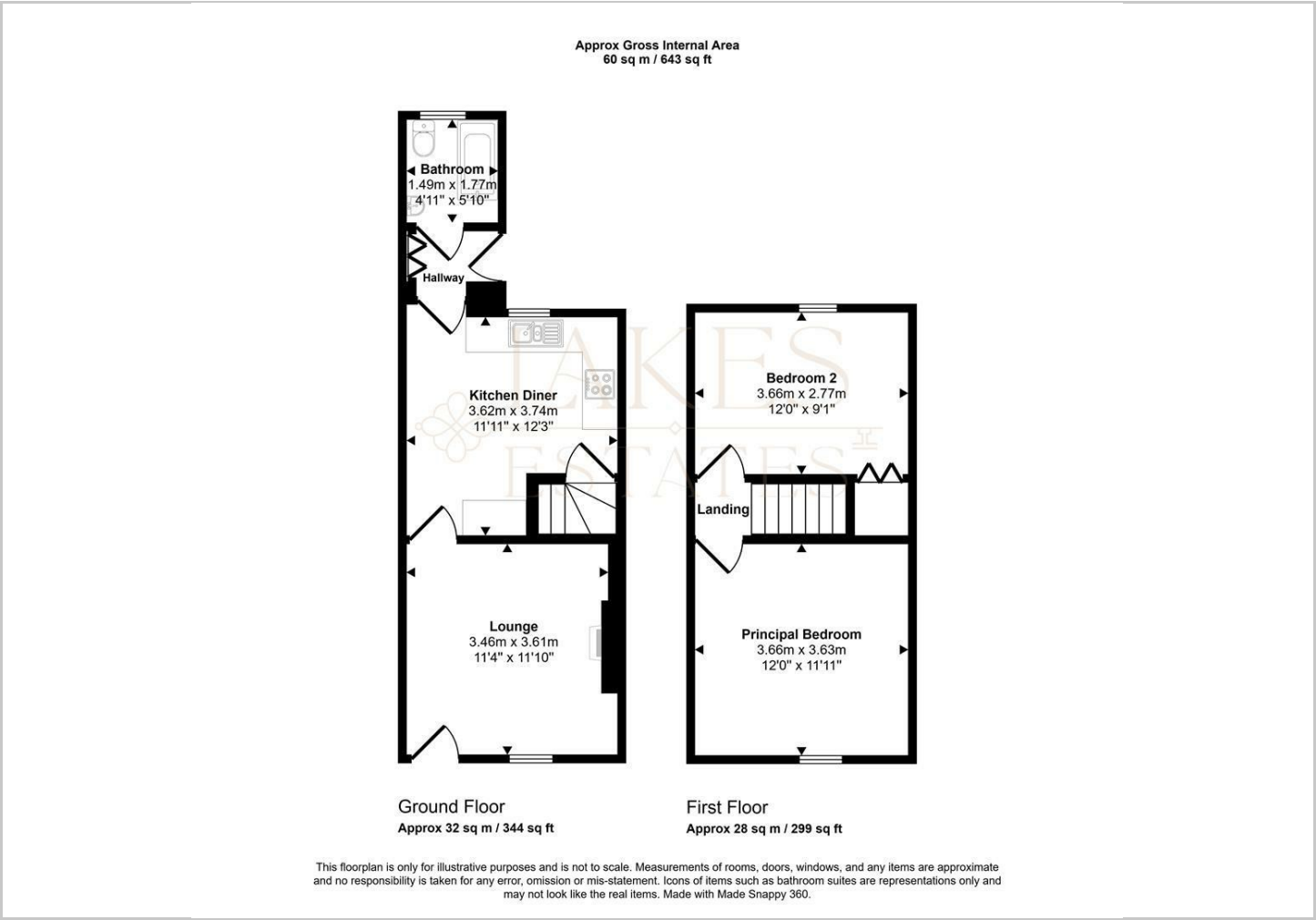
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Floor Plans



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

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Penrith,  
Tel: 01768 639300 Email: [office@lakesestates.co.uk](mailto:office@lakesestates.co.uk) <https://www.lakesestates.co.uk>

Location Map



Energy Performance Graph

