



Flat 7, Glebe Court, Kirkby Lonsdale  
£300,000





## Flat 7

### Glebe Court

A well proportioned duplex flat pleasantly located within a development of similar properties in the market town of Kirkby Lonsdale. Glebe Court is conveniently placed for the many local amenities which include a wide variety of shops, cafe's, public houses and restaurants. There is a doctors surgery, Booths supermarket, Boots the chemist, a library and bank. Kirkby Lonsdale has excellent bus routes and offers easy access to both The Lake District and Yorkshire Dales National Parks and road links to the M6.

The beautifully presented accommodation briefly comprises an entrance hall on the ground floor. A sitting/dining room with balcony, kitchen and a cloakroom on the first floor and a generous landing. Two bedrooms and a bathroom on the second floor. The apartment offers some outstanding views, has double glazing and gas central heating and is offered for sale with no upper chain.

Outside there is an allocated parking space, visitor parking and a private garden.



## GROUND FLOOR

### PORCH

6' 11" x 4' 1" (2.1m x 1.25m)

Both max. Single glazed door, single glazed windows.

### ENTRANCE HALL

9' 7" x 8' 0" (2.93m x 2.45m)

Both max. Single glazed door

## FIRST FLOOR

### SITTING ROOM

16' 1" x 14' 7" (4.91m x 4.45m)

Both max. Double glazed door to balcony, two double glazed windows, two radiators.

### KITCHEN

13' 2" x 9' 8" (4.01m x 2.95m)

Both max. Double glazed window, radiator, base and wall units, stainless steel sink, space for oven, space for fridge freezer, gas combination boiler, tiled splashback.

### CLOAKROOM

5' 7" x 3' 3" (1.7m x 0.99m)

Both max. W.C. wash hand basin.

### LANDING

13' 12" x 10' 1" (4.26m x 3.08m)

Both max. Double glazed window.







## SECOND FLOOR

### BEDROOM

14' 12" x 12' 2" (4.57m x 3.72m)

Both max. Two double glazed windows, radiator.

### BEDROOM

11' 10" x 6' 7" (3.6m x 2.01m)

Both max. Double glazed window, radiator.

### BATHROOM

11' 9" x 6' 7" (3.57m x 2.01m)

Both max. Double glazed window, radiator, three piece suite comprises W.C. wash hand basin and bath, partial tiling to walls.

### LANDING

18' 8" x 10' 3" (5.7m x 3.12m)

Both max. Two double glazed windows, radiator, cupboard with loft access, cupboard housing hot water cylinder, loft access.







## OUTSIDE

A garden is located to the side of the property with a well kept lawn and well stocked borders. a communal field is located at the front of the property for all residents.

## Allocated Parking

Allocated parking for one vehicle and visitor parking.

## SERVICES

Mains electricity, mains gas, mains water, mains drainage.

## EPC RATING D

## COUNCIL TAX: BAND C

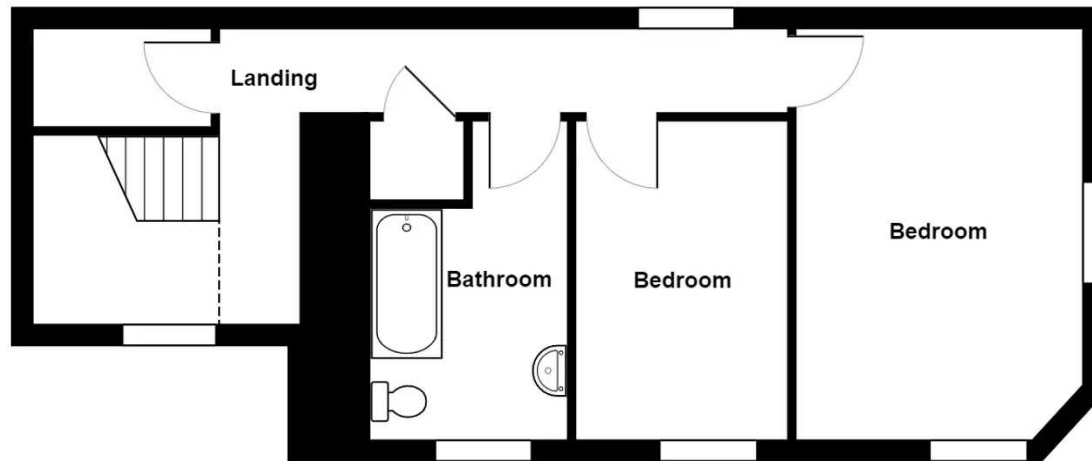
## TENURE: FREEHOLD

## DIRECTIONS

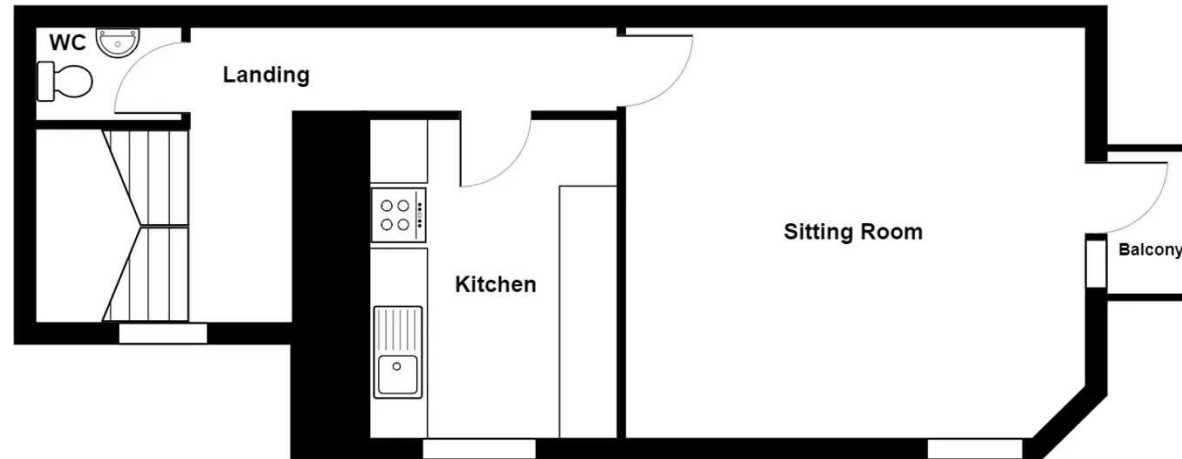
Upon entering Kirkby Lonsdale from Kendal take a left onto Biggins road, follow until it merges onto Mitchel gate road and take a left onto B6254. Carry on down the road where 7 Glebe court is located on the left hand side before the Raygarth turning.

WHAT3WORDS: legend.fractions.windmill.

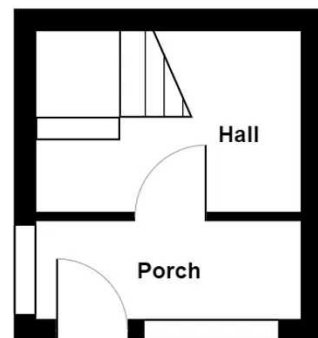




**Second Floor**



**First Floor**



**Ground Floor**



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Total Area: 98.3 m<sup>2</sup> ... 1058 ft<sup>2</sup> (excluding balcony)

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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## THW Estate Agents

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