



2 Vicarage Lane, Kirkby Lonsdale
£315,000



2 Vicarage Lane

Kirkby Lonsdale, Carnforth

A well proportioned terraced property located in the heart of the market town of Kirkby Lonsdale with all the amenities on the doorstep. The ever popular town offers a wide variety of shops, cafes, public houses and restaurants. There is a doctors surgery, Boots the chemist, Booths supermarket, a library and bank. Kirkby Lonsdale has excellent bus routes and road links to the M6 and both the Lake District and Yorkshire Dales National Parks.

Nestled in a sought-after location, this charming terraced house is a delightful gem that seamlessly blends modern convenience with classic charm. The terraced property boasts double glazing throughout, ensuring a warm and energy-efficient environment. Upon entry, the sitting room welcomes you with a cosy ambience, featuring a multi-fuel stove - perfect for relaxing evenings. The accommodation is further enhanced by a light and airy kitchen, ideal for culinary enthusiasts. Conveniently situated close to the town centre, this property offers easy access to local amenities, making daily living a breeze. Commuters will appreciate the property's proximity to the M6 Motorway, providing seamless travel connections. Ascending to the first floor, there is generously sized double bedroom, offering ample space for rest and relaxation and complementing it is a family bathroom. On the second floor you can find the final double bedroom. Permit parking ensures convenient vehicle storage for residents, enhancing the overall practicality of this residence. Nature enthusiasts will relish the property's easy access to the Yorkshire Dales National Park, offering endless opportunities for outdoor exploration and leisurely pursuits. Outside there is a delightful garden with ample space for garden furniture and space for potted plants. This thoughtfully designed property encapsulates a harmonious blend of comfort, convenience, and character, making it a welcoming haven to call home.

- Terraced property
- Sitting room with multi fuel stove
- Close to town centre
- Light and airy kitchen
- Easy access to the M6 Motorway
- Family bathroom
- Easy access to the Yorkshire Dales National Park

EPC RATING F

SERVICES

Mains electric, mains water, mains drainage

COUNCIL TAX:BAND

TENURE:FREEHOLD

DIRECTIONS

From Kirkby Lonsdale Office turn right. Walk along the street, bear left, then right and Vicarage Lane is located on the right overlooking the Church Yard.

WHAT3WORDS:tastings.verse.cases





LOWER GROUND FLOOR

BASEMENT

GROUND FLOOR

SITTING ROOM

13' 0" x 11' 5" (3.96m x 3.48m)

KITCHEN

7' 9" x 5' 9" (2.36m x 1.75m)

FIRST FLOOR

LANDING

6' 2" x 3' 7" (1.88m x 1.09m)

BEDROOM

11' 2" x 9' 4" (3.40m x 2.85m)

BATHROOM

6' 8" x 5' 8" (2.02m x 1.72m)

SECOND FLOOR

BEDROOM

18' 7" x 11' 11" (5.66m x 3.63m)











THW Estate Agents

29 Main Street, Kirkby Lonsdale - LA6 2AH

015242 71999 • kirkby@thwestestateagents.co.uk • www.thwestestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.