



# Kirkby Lonsdale

£340,000

5 Kings Court, Kirkby Lonsdale, Carnforth, LA6 2BP

Welcome to 5 Kings Court; an attractive mid terraced cottage, tucked away from the hustle and bustle of Kirkby Lonsdale market town, yet within walking distance to all local shops, bars, restaurants and amenities. Enjoying modern décor throughout, this home presents an ideal lock up and leave for those seeking a peaceful retreat from daily life, or a permanent home for families and retirees alike.

Comprising a kitchen/diner and living room to the ground floor, as well as three bedrooms and three piece bathroom to the first floor. Completing the picture is the private rear garden, and seldom found off road parking to the front of the property, making this a rare opportunity to acquire a central property boasting the best of both worlds.

## Quick Overview

- Attractive Mid Terraced Cottage
- Three Bedrooms & One Bathroom
- Ideal Location within the Market Town of Kirkby Lonsdale
- Walking Distance to Local Amenities
- Modern Décor Throughout
- Light & Bright Living Spaces
- Off Road Parking
- Well Presented Garden
- No Onward Chain
- Superfast Broadband Available



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TBC



Superfast  
Broadband



Off Road  
Parking

Property Reference: KL3571



Kitchen/Dining Room



Kitchen/Dining Room



Living Room



Living Room

## Location

Kirkby Lonsdale itself offers a range of boutique shops, impressive selection of bars, restaurants and pubs, all within ten minutes of the M6 J36 and with excellent access to the Lake District National Park and the Yorkshire Dales National Park, its an ideal base for those who enjoy all kinds of outdoor activities whilst also enjoying the practicalities of living in a small town location.

## Property Overview

Step into the entrance porch where there is space for hanging coats and storing shoes, and enter into the kitchen/dining room.

With ample space for a dining table, this is the ideal space to enjoy meals with family and friends, with front aspect windows and a handy under stairs cupboard. The kitchen itself is well fitted with wall and base units, complementary worktops and one and a half sink and drainer. Integrated appliances include a four ring hob with extractor over, oven, grill and fridge/freezer, as well as a wine cooler. There is also space and plumbing for a washing machine.

Follow into the living room; a light and bright space with sliding doors into the rear garden, creating a seamless blend outside. The electric fire sets the tone for cosy night in and stairs lead to the first floor where there is a handy storage cupboard that houses the new boiler.

Bedroom one and two are both generous double bedrooms, with integrated wardrobes making the most of the space, whilst bedroom three is a single room with a Velux window with space for additional furniture as desired. Finally, the family bathroom comprises a three piece suite with a pedestal sink, W.C. vanity unit and bath with shower over. Complementary mermaid panels to complete the look, with a heated ladder towel radiator to finish.

Outside, the property enjoys an enclosed rear garden, gravelled for easy maintenance with patio areas and space for outside seating.

## Accommodation (with approximate dimensions)

### Ground Floor

**Kitchen** 10' 8" x 7' 10" (3.25m x 2.39m)

**Dining Room** 10' 9" x 9' 5" (3.28m x 2.87m)

**Living Room** 17' 9" x 12' 4" (5.41m x 3.76m)

### First Floor

**Bedroom One** 10' 10" x 10' 10" (3.3m x 3.3m)

**Bedroom Two** 10' 10" x 9' 11" (3.3m x 3.02m)

**Bedroom Three** 7' 7" x 6' 7" (2.31m x 2.01m)

### Parking

A parking area to the front of the property provides off road parking.

### Services

Mains gas, water, drainage and electricity.

### Council Tax

Westmorland and Furness Council. Band D.

### Tenure

Freehold. Vacant possession upon completion.

### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

### Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

### What3Words Location

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### N.B.

Please note, there is a currently a maintenance fee which is £10 per month for the upkeep of the court.

### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom One



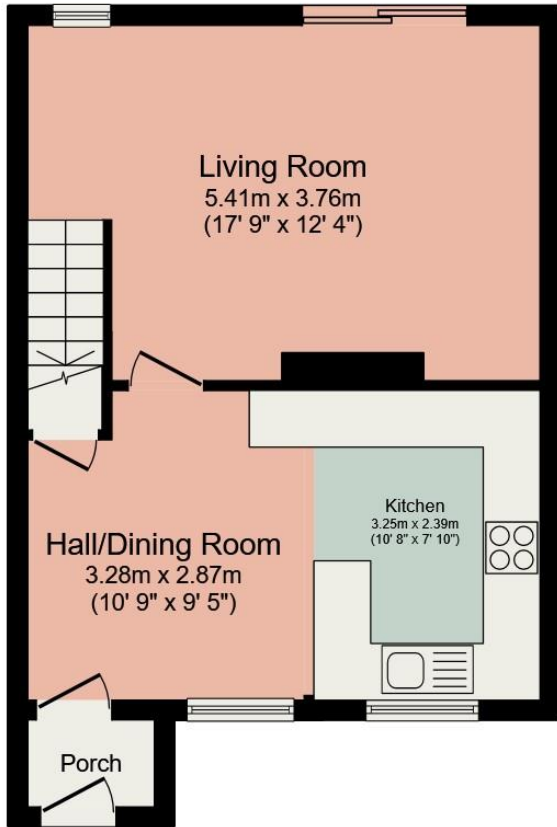
Bedroom Two



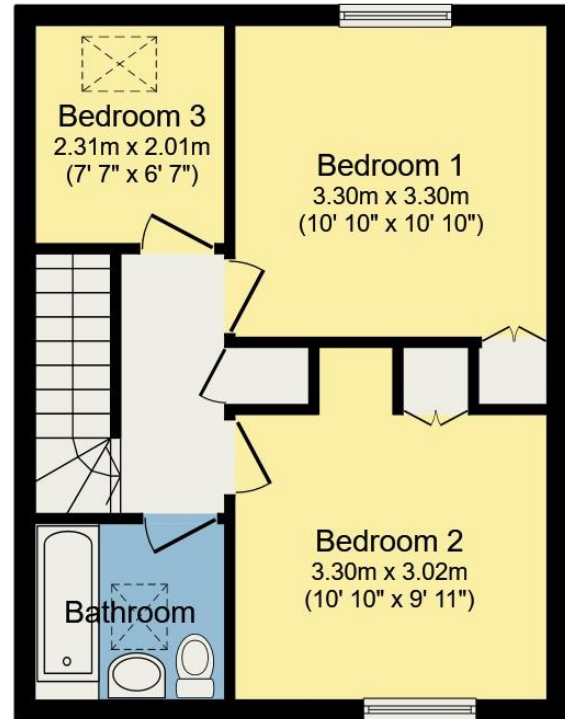
Bedroom Three



Bathroom



**Ground Floor**



**First Floor**

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