



Kirkby Lonsdale

£340,000

Beech Meadow, 5 The Meadows, Kirkby Lonsdale, Carnforth,
LA6 2GY

Discover this exquisite three-bedroom home, perfectly positioned just outside the charming town of Kirkby Lonsdale. Recently renovated and modernised throughout, this property offers contemporary and airy accommodation, ideal for those who love to entertain and enjoy modern living.

Quick Overview

Modern Mid-Terrace House
Delightful Open Plan Living/Kitchen/Dining
Room
Located on the Outskirts of Kirkby Lonsdale
Patio Garden to Enjoy Countryside Views
No Onward Chain
Recently Modernised Throughout
Master Suite with Juliet Balcony and En-suite
Ideal Holiday Retreat
Allocated Parking
Ultrafast Broadband Available



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Ultrafast
Broadband

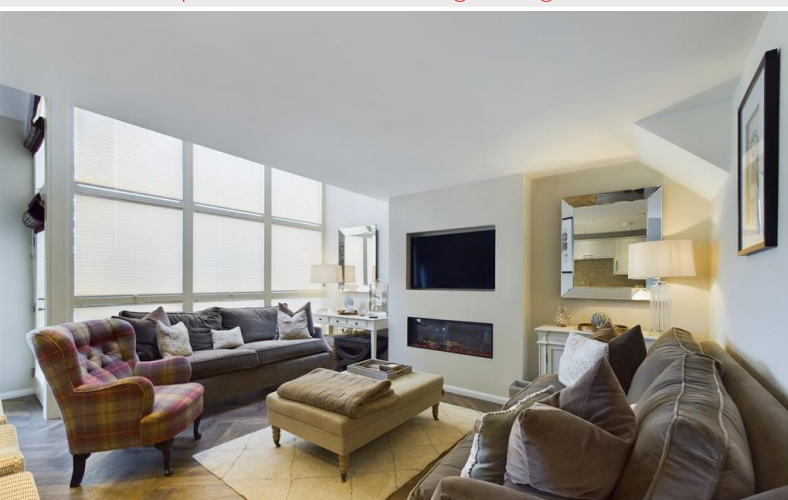


Allocated &
Visitor Parking

Property Reference: KL3593



Open Plan Kitchen/Living Dining Room



Open Plan Kitchen/Living Dining Room



Open Plan Kitchen/Living Dining Room



Open Plan Kitchen/Living Dining Room

Upon entering, you are greeted by a spacious entrance hall with a handy storage cupboard. Immediately to your left, you'll find a stylish shower room, featuring a sleek three-piece suite and elegant tiled walls. Bedroom three, a comfortable double room with a front aspect window, is also located on this level, along with additional under-stairs storage.

The heart of the home is the newly renovated kitchen dining room. This open-plan living space boasts an electric fire set within the media wall, creating a cosy atmosphere, and a door leading to the patio, perfect for al fresco dining. A floor-to-ceiling window floods the room with natural light, enhancing the dining area. The well-equipped kitchen features modern wall and base units, a tiled splashback, an AEG five-ring hob, a dishwasher, an oven, microwave/oven and a fridge/freezer, all complemented by a convenient breakfast bar.

Ascending to the first floor, a split-level landing awaits, offering eaves storage and a Velux window, making it an ideal space for a dressing area or home office. A utility cupboard provides additional practicality. The mezzanine double bedroom includes a storage cupboard, while the luxurious bathroom boasts a four-piece suite with a bath, shower, WC, and sink, all adorned with complementary tiled walls.

The master bedroom is a true retreat, featuring dual aspect views, a Juliet balcony overlooking picturesque scenery, a storage cupboard, and an en-suite with a three-piece suite, including a shower, sink, WC, and heated towel rail.

Outside, enjoy a private patio garden with seating, and the convenience of one allocated parking space. This stunning property offers the perfect blend of style and functionality, making it a must-see for discerning buyers.

Accommodation with approximate dimensions:

Bedroom Three 9' 4" x 6' 4" (2.84m x 1.93m)

Kitchen/Living Dining Room 20' 4" x 19' 7" (6.2m x 5.97m)

Bedroom Two 16' 6" x 10' 6" (5.03m x 3.2m)

Bedroom One 15' 3" x 14' 8" (4.65m x 4.47m)

Parking:

Allocated parking for one car with additional visitor parking.



Open Plan Kitchen/Living Dining Room



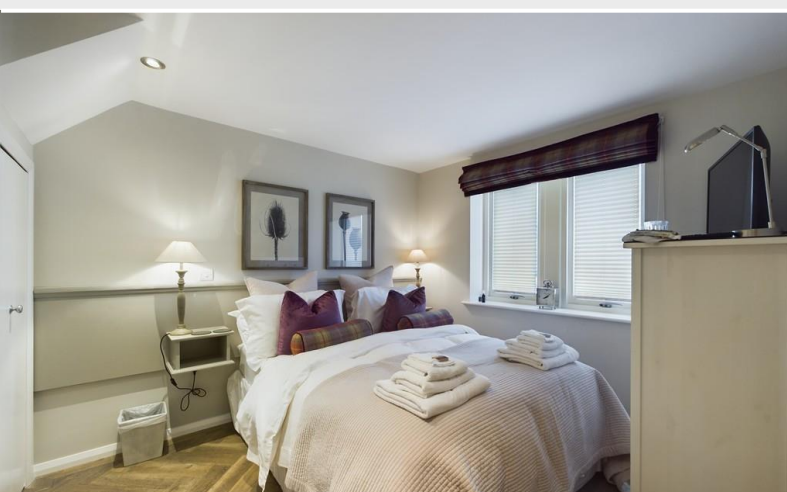
Open Plan Kitchen/Living Dining Room



Bedroom Two



Bedroom One



Bedroom Three



Shower Room

Tenure:

Leasehold 999 years from 2007. The Meadows Management Company, annual management fee of £950.54 paid twice in March & September.

Upkeep and maintenance of all communal areas and gardens.

- Buildings insurance of all properties.
- Maintenance and repair of the shared private sewage treatment plant and drainage
- Payment of electricity charge for treatment plant, external lighting and pumped water feature to the pond.
- External window cleaning.
- External decorating
- Management of refuse collection area.

Note from the Vendors:

Although the property is "Leasehold", the lease is owned by the Meadows Management company and the owner of the property is part of the management company so in effect you own the freehold as a group of residents. The benefits of this include Buildings insurance, gardening, work to all communal areas & all external repairs including windows painted, roof etc being done as part of the management fee.

Council Tax:

Lancaster City Council - Band D

Services:

Mains water, mains electricity, mains gas, shared drainage

Energy Performance Certificate:

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

What3Words:

///bystander.excellent.hubcaps

Viewings:

Strictly by appointment with Hackney & Leigh.

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).

Conditions applying to ownership



Juliet Balcony Views



Patio Seating



Rear Aspect



Rear Aspect

Request a Viewing Online or Call 015242 72111

Meet the Team

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Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **015242 72111** or request
online.



Need help with **conveyancing**? Call us on: **01539 792032**



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Total floor area 113.4 m² (1,221 sq.ft.) approx

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.