



12 Bective Road





# 12 Bective Road

Kirkby Lonsdale, LA6 2BG

Welcome to 12 Bective Road, a delightful townhouse set in the heart of Kirkby Lonsdale. With modern décor, high ceilings and traditional features throughout, this splendid property offers a harmonious blend of comfort and convenience, making it an ideal family home or a serene retreat for those seeking the vibrancy of town life with the tranquillity of a peaceful setting.

## Quick Overview

- Delightful family home
- Generous, well appointed accommodation
- Contemporary design with modern décor throughout
- Light and bright living spaces
- Traditional features
- Generous kitchen / diner and separate living room
- Walking distance to all local amenities
- No onward chain
- Superfast broadband available







## Welcome

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Step inside to discover a well-appointed interior that boasts generous living spaces across three floors. The entrance porch provides ample space for storing coats and shoes, with attractive stained glass features for a unique feel.







# The Heart of the Home

## Specifications

### Living Room

13' 0" x 10' 10"  
(3.96m x 3.3m)

### Family Kitchen/Diner

27' 2" x 17' 6"  
(8.28m x 5.33m)

The ground floor invites you into a cosy living room with large front aspect windows and feature fireplace, perfect for unwinding after a busy day, with coving to ceiling adding a traditional touch. The heart of the home is the fabulous family kitchen diner, designed for both culinary adventures and cherished family gatherings. Well fitted with base units and an island for additional work top space, Neff appliances include a fridge freezer and dishwasher, as well as space for an oven. With space for a dining table and additional seating, this is the ideal space for hosting special occasions. Patio doors open out to a charming patio garden, ideal for al fresco dining or a peaceful morning coffee.

Adjoining the kitchen is also a handy cloakroom with wall hung sink and W.C., along with space and plumbing for a washing machine.









# Generous Bedrooms

Follow the stairs to the first floor where you will find the first of four bedrooms and the attractive family bathroom. Bedroom one is a marvellous double with large rear aspect windows and ample space for additional furniture as desired, whilst bedroom two is positioned to the front aspect, with plenty of space for bedroom furniture. The main bathroom comprises a corner shower with waterfall shower and hand held attachment, vanity sink unit and W.C. with part tiled walls and flooring to finish.

Ascending the stairs to the second floor, you will find the additional sitting room, offering impressive landscaped views over the Howgills with potential as a home office, games room or snug.

The landing leads to the second bathroom, comprising a three piece suite with bath, shower over, pedestal sink and W.C. Bedrooms three and four can also be found on this level, both offering double accommodation with bedroom four enjoying integrated wardrobes.

## Specifications

**Bedroom One**  
14' 2" x 10' 10"  
(4.32m x 3.3m)

**Bedroom Two**  
13' 1" x 10' 10"  
(3.99m x 3.3m)

**Loft Room**  
17' 6" x 13' 3" (5.33m x 4.04m)

**Bedroom Three**  
14' 4" x 8' 9" (4.37m x 2.67m)

**Bedroom Four**  
10' 8" x 8' 8" (3.25m x 2.64m)







## Location

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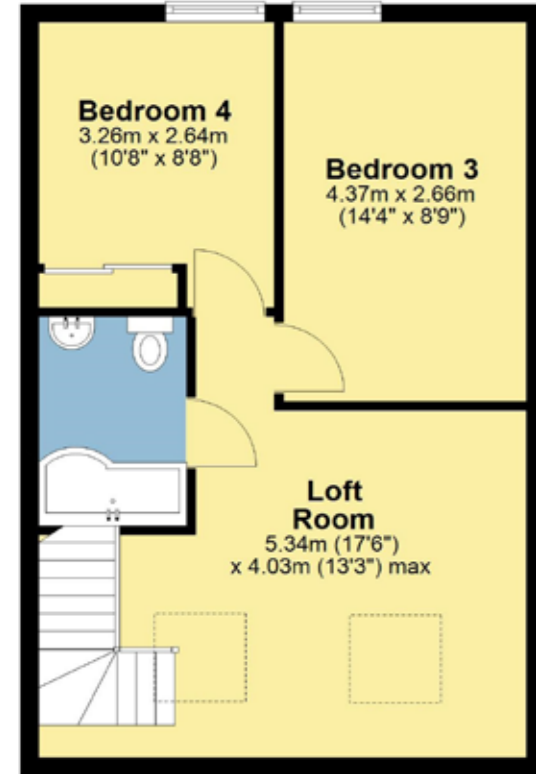
12 Bective Road is perfectly positioned within walking distance to all local amenities, including shops, cafes, and well-regarded schools, making daily errands and school runs a breeze. Whether you are a growing family or someone seeking a peaceful yet connected lifestyle, this wonderful home offers the perfect balance.

Embrace the charm of Kirkby Lonsdale with this exceptional property that promises comfort, convenience, and captivating views. Don't miss the opportunity to make 12 Bective Road your new home.

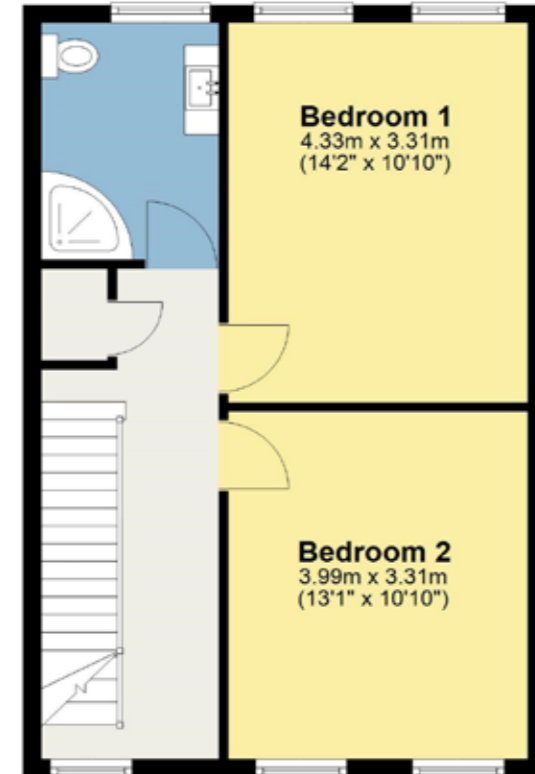


# Floorplan & Boundary

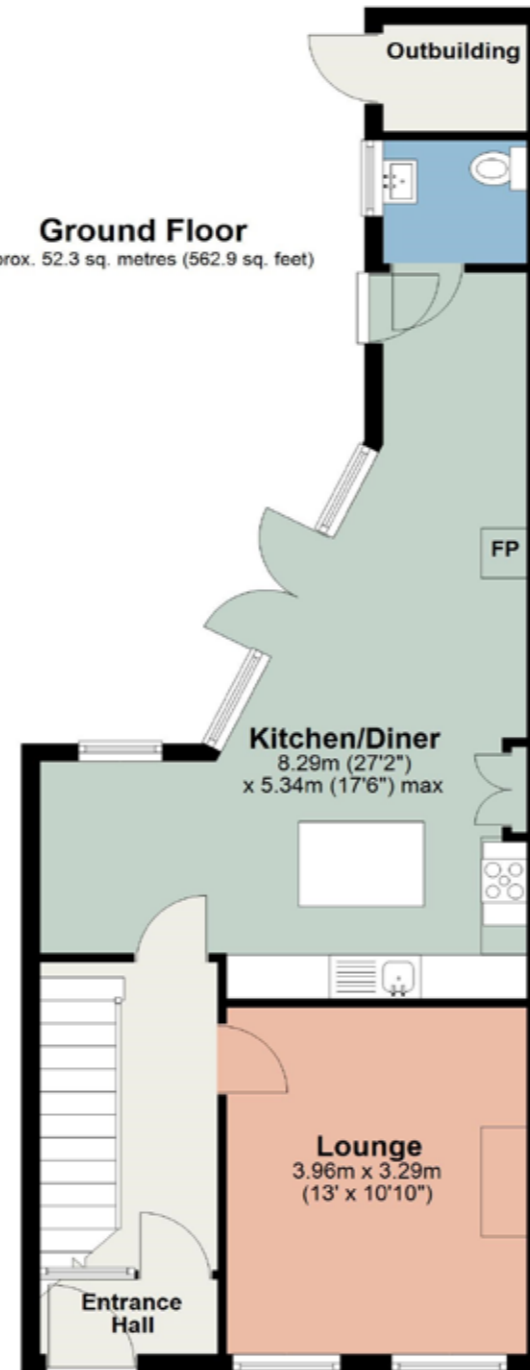
**Second Floor**  
Approx. 45.0 sq. metres (484.2 sq. feet)



**First Floor**  
Approx. 45.1 sq. metres (485.1 sq. feet)



**Ground Floor**  
Approx. 52.3 sq. metres (562.9 sq. feet)



Total area: approx. 142.4 sq metres (1532.2 sq. feet)



## Important Information

### Parking:

Permit parking available via Westmorland and Furness council. For more information, please visit <https://www.westmorlandandfurness.gov.uk/parking-streets-and-transport/parking/apply-parking-permit>

### Tenure:

Freehold (Vacant possession upon completion).

### Council Tax:

Band E - Westmorland and Furness Council.

### Services:

Mains gas, water, drainage and electricity.

### Energy Performance Certificate:

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

### What3Words:

///mirroring.tame.cookies

### Viewings:

Strictly by appointment with Hackney & Leigh.



## Viewings

Strictly by appointment with Hackney & Leigh  
Kirkby Lonsdale Office.

To view contact our office:

Call us on 015242 72111

3 Market Square, Kirkby Lonsdale, Cumbria, LA6 2AN

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