



## Kirkby Lonsdale

£375,000

18 Raygarth, Kirkby Lonsdale, Carnforth, LA6 2DS

Welcome to 18 Raygarth, a delightful family home in Kirkby Lonsdale. This generous property offers an inviting blend of comfort and functionality, perfect for modern family living. Set in a peaceful neighbourhood, the home is surrounded by greenery and boasts easy access to local amenities, schools, and transport links, making it an ideal location for families.

### Quick Overview

- Fabulous Family Home
- Well Appointed Accommodation
- Ideal for Growing Families
- Walking Distance to Local Schools & Amenities
- Generous Corner Plot
- Off Road Parking
- Gardens to the Front & Rear
- Countryside Views
- Subject to a Local Occupancy Restriction
- Ultrafast Broadband Available



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Ultrafast  
Broadband\*



Off Road  
Parking

Property Reference: KL3623





Entrance Hall



Kitchen/Dining Room



Living Room



Garden

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As you step through the entrance hallway, you are greeted by a sense of space and light, with stairs leading to the first floor and a convenient storage cupboard. The heart of the home is the kitchen/dining room, featuring dual aspect windows that flood the space with natural light. The kitchen is well-appointed with wall and base units, complementary worktops and an upstand. Integrated appliances include a Bosch dishwasher, double AEG oven with warming drawer and a four-ring hob, with ample space for a freestanding fridge/freezer.

Adjoining the kitchen is the living room, a cosy retreat with dual aspect windows and a wood-burning stove, creating a warm and inviting focal point. Back in the hallway, discover the master bedroom, a double room with a front aspect, complete with a walk-in wardrobe and a three-piece en suite, comprising a corner shower, W.C. and vanity sink.

To the rear of the property, a utility room offers practicality with garden access, alongside a handy cloakroom with W.C.

Upstairs, you will find three further bedrooms; bedrooms two and three to the front aspect with space for a double bed and furniture to suit, and a smaller room overlooking the garden to the rear. The family bathroom comprises a bath and shower over, vanity sink, and W.C. The versatile study/snug provides a second sitting room, suitable for a range of uses either as a home office or a games room, with double doors opening onto a balcony, ideal for summer evenings.

Outside, the rear garden is laid to with and patio area, while the front garden offers additional lawn space and a useful shed for storage. With off-road parking, this property truly caters to every family need. Don't miss the opportunity to make 18 Raygarth your new home.

**Accommodation with approximate dimensions:**

**Ground Floor**

**Kitchen/Dining Room** 16' 4" x 13' 9" (4.98m x 4.19m)

**Living Room** 16' 8" x 8' 11" (5.08m x 2.72m)

**Utility** 9' 9" x 5' 10" (2.97m x 1.78m)

**Bedroom One** 12' 8" x 12' 4" (3.86m x 3.76m)





Kitchen/Dining Room



Living Room





Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

## First Floor

**Study/Snug** 20' 8" x 18' 8" (6.3m x 5.69m)

**Bedroom Two** 13' 8" x 9' 9" (4.17m x 2.97m)

**Bedroom Three** 9' 2" x 8' 6" (2.79m x 2.59m)

**Bedroom Four** 10' 10" x 6' 5" (3.3m x 1.96m)

## Property Information

### Parking

A driveway provides off road parking for a number of cars.

**Shed** 10' 6" x 6' 5" (3.2m x 1.96m)

Providing outdoor storage for gardening essentials.

### Tenure

Freehold (Vacant possession upon completion).

This property is subject to a Local Occupancy Restriction. Please contact the office for further information.

### Council Tax

Westmorland and Furness Council. Band C.

### 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** ///tricycle.tens.fashion

### 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).



Bedroom One



En Suite





Study/Snug



Balcony

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.



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# 18 Raygarth, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 1541 sq ft / 143.2 sq m (excludes void)

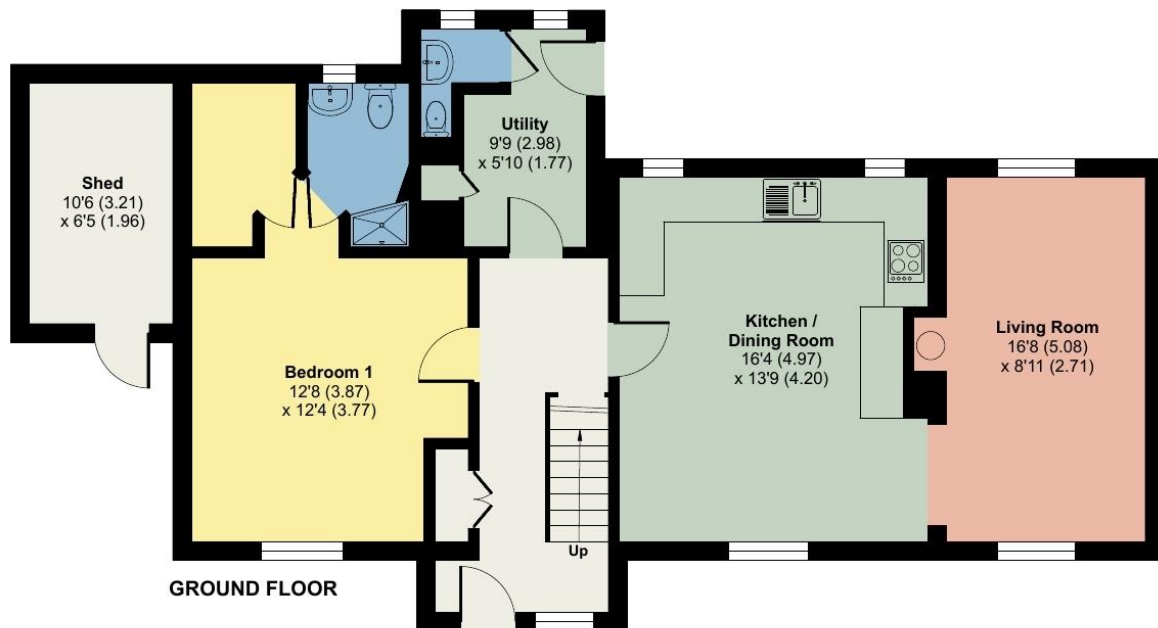
Outbuilding = 68 sq ft / 6.3 sq m

Total = 1609 sq ft / 149.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1277513

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