



Casterton

£215,000

Pipistrelle Cottage
Casterton
Carnforth
Lancashire
LA6 2RX

An easy to manage three bedroom semi detached home in a central village location and yet tucked away in a cul de sac location which enjoys a conservatory and garage.

Recently redecorated and carpeted this economical to run property has a new boiler and is double glazed and is within easy walking distance of the school, shop, pub and church. A lovely home in a popular location

Property Ref: KL3044





Living Room



Conservatory



Kitchen

Location from Kirkby Lonsdale take the road to Sedbergh. Come into Casterton, pass the Pheasant on the left, go down the hill and there is a driveway on the right before the village hall. Park here and walk up the drive to the cottages

Accommodation (with approx. dimensions)

Entrance Hall Double glazed window to the side aspect, ceiling light point, double radiator and stairs leading to the first floor.

Kitchen/Dining 11' 4" x 9' 1" (3.45m x 2.77m) fitted with a range of wall and base units and complementary work tops over. Stainless steel sink with drainer and mixer tap over with tiled splash backs and double glazed window to the front aspect. All appliances included in the sale of the property.

Living Room 15' 6" x 11' 6" (4.72m x 3.51m) double glazed window through to the conservatory, ceiling light point and built in cupboards. Focal point with electric fire, TV point and B4RN connection

Conservatory 11' 9" x 9' 10" (3.58m x 3m) With ceiling light point double radiator and tiled floor. Double glazed with patio doors leading to the rear garden

First Floor Landing double glazed window to the side aspect, access to the loft, ceiling light point and double radiator.

Bedroom Three 8' 9" x 6' 5" (2.67m x 1.96m) double glazed window to the rear aspect, ceiling light point, double fitted wardrobe and two single fitted wardrobes and radiator.



Bedroom One

Bedroom Two 10' 3" x 6' 4" (3.12m x 1.93m) double glazed window to the rear aspect, ceiling light point, fitted wardrobe and overhead storage and radiator.

Bedroom One 10' 10" x 9' 2" (3.3m x 2.79m) fitted with wardrobes, over head storage and side cabinets. Double glazed window to the front aspect, ceiling light point and double radiator.

Bathroom Three piece suite comprising of panelled bath and electric shower over, low suite WC, a pedestal hand wash basin. Mermaid boarded walls, ceiling spotlights and single radiator.

Outside The property benefits from a detached garage with a path leading to the front garden with laid lawn and shrubs. Path leading round to the rear garden which is enclosed and gravelled for easy maintenance.

Services Mains electricity, water and drainage. B4RN connection installed to the house

Council Tax Band D - South Lakeland District Council

Tenure Freehold. Vacant possession upon completion.

Viewings Strictly by appointment with Hackney & Leigh Kirkby Office.

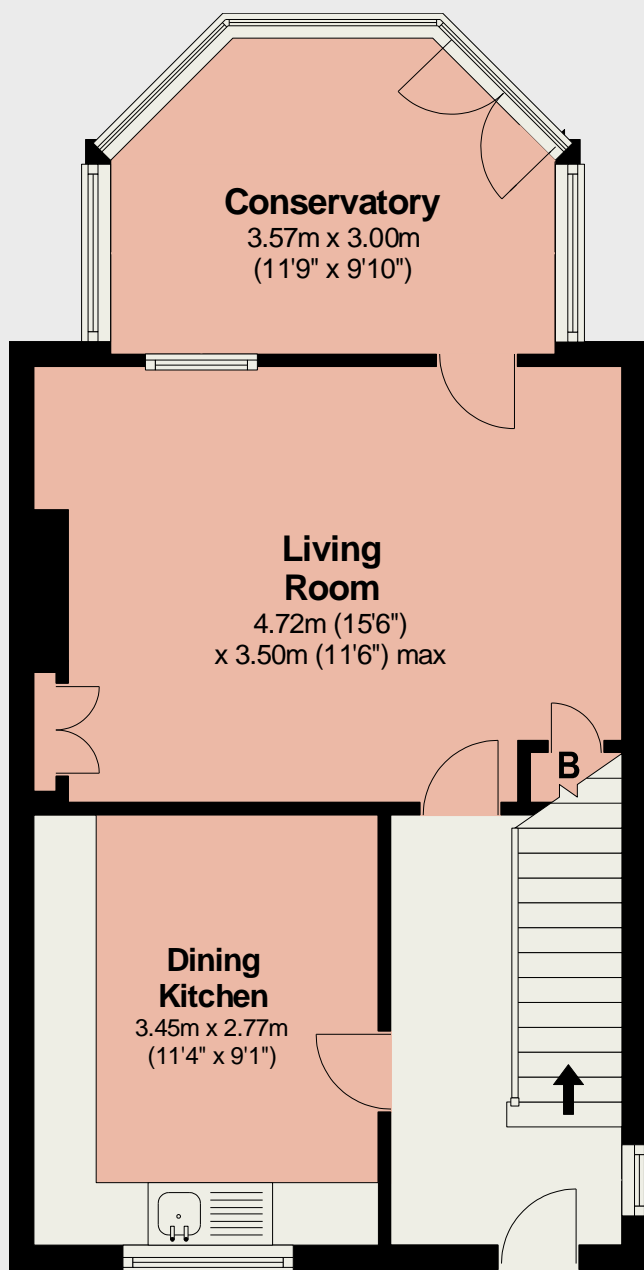
Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.



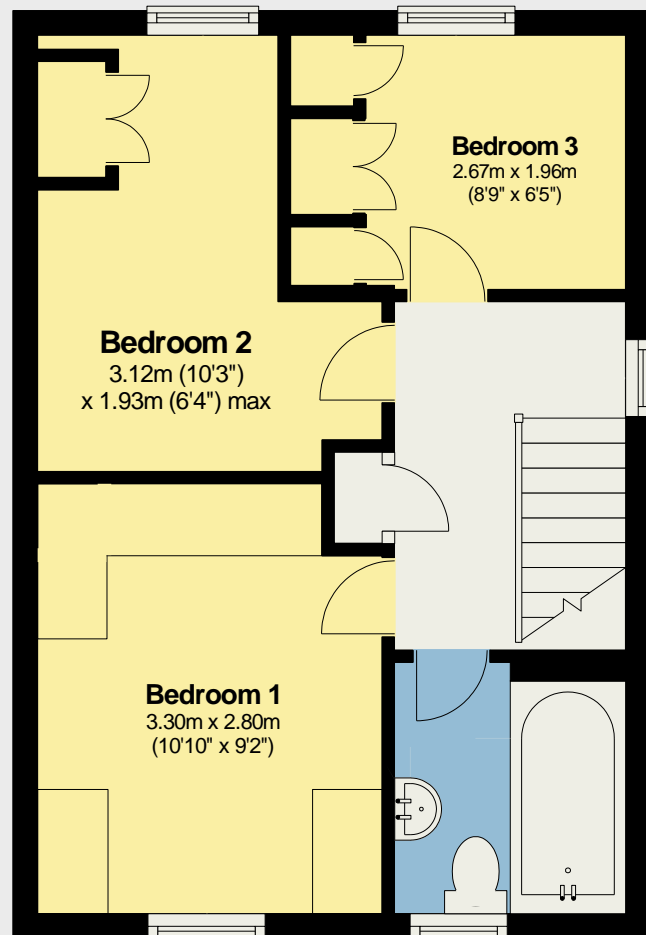
Bedroom Two



Bedroom Three



Ground Floor



First Floor

Total area: approx. 73.5 sq. metres (790.9 sq. feet)

For illustrative purposes only. Not to scale.

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