



12 LUNE CLOSE

£1350PCM

Kirkby Lonsdale LA6 2DA

A lovely detached true bungalow with stylish modern interior. Within walking distance of the popular market town of Kirkby Lonsdale and convenient for the A65 and M6.

Gravel seating area to the front and raised rockery area to the rear with lawn and seating terrace, garden shed, integral garage store (not suitable for a vehicle) and driveway parking for two cars.

Available on an initial twelve month Assured Shorthold Tenancy Agreement, long term tenants are sought.

Mains electric, gas, drainage and metered water. Double glazing throughout. Broadband connected. Council tax band E. EPC rated D.

- Small porch and spacious entrance hall
- Sitting room (4.3m x 3.4m) light and bright with wood burning stove
- Study area (3.2m x 2.8m) with french doors out to front seating area
- Bedroom 1 (3.4m x 3.4m) with large fitted wardrobes. En-suite bathroom comprising walk in shower, washbasin and WC
- Bedroom 2 (3.7m x 3m) with good sized dressing/storage room
- House bathroom comprising bath with over shower, wash basin and WC
- Large dining kitchen (5.8m x 2.8m) with high beamed ceilings and cream shaker style base units, large farmhouse table and bench included. Integral dishwasher. Washing machine, free standing America style fridge freezer and oven. Walk in pantry. Access to garage store.

Lane House, Kendal Road
Kirkby Lonsdale
Carnforth
Lancashire LA6 2HH

015242 74445
lettings@davis-bowring.co.uk
www.davis-bowring.co.uk

davis &
bowring

estate agents



DIRECTIONS

Approaching Kirkby Lonsdale on the A65 from the west proceed over the mini roundabout and turn left onto B6254 (Main Street) and turn immediately right onto Lunefield Drive. Follow this road and take the third turning right onto Lune Close and the first immediate left. Number 12 is in the corner on the left.

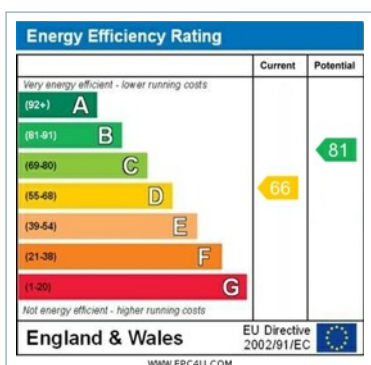
TENURE AND RENTAL

The property is offered on an Assured Shorthold Tenancy on an initial twelve month term, although long term tenants are preferred. Rent to be paid monthly by standing order. Deposit equal to five weeks' rent.

RESTRICTIONS AND APPLICATION

No smokers or sharers. Pets considered. Please call in or telephone us for an application form.

A holding deposit equal to one week's rent is payable on commencement of referencing. With a successful application, this amount will be offset against the deposit.



IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.