



## 5 ABBOTSGATE

£2,250 PCM

Kirkby Lonsdale LA6 2JS

A spacious, stylish and modern four bedroom detached family home, finished to a high standard in the ever popular market town of Kirkby Lonsdale within walking distance to the town centre and schools. Convenient for the A65 and M6.

Large low maintenance landscaped rear garden with lawn and large seating area - perfect for entertaining. Front lawn garden, integral double garage and ample driveway parking with electric charging point.

Available unfurnished on an initial twelve month Assured Shorthold Tenancy Agreement.

Mains electric, gas, water and drainage. Double glazed throughout. B4RN Hyperfast broadband connected.

EPC rating C. Council Tax Band F.

- Spacious entrance hall with space for coats and shoes off which is a cloakroom, steps to integral double garage with utility area
- Bedroom 4/TV room/Study (4.1m x 3.3m)
- Open plan kitchen/dining/ family room (4.5m x 5.2m) with tri folding doors to garden and seating area. Kitchen comprises modern units, two built in Siemens self cleaning ovens, coffee machine and microwave with hob and extractor inset into the worktops. Quooker instant boiling tap. Integral dishwasher and fridge freezer
- Large sitting room (5.9m x 5.7m) with balcony and views towards Barbon Fells
- Master bedroom (4.4m x 3.3m) with built in wardrobes and ensuite shower room
- House bathroom comprising egg shaped bath, washbasin and WC
- Bedroom 2 (4.1m x 3.1m) Bedroom 3 (4.8m x 3.1m)



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

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 bowring**

estate agents



## DIRECTIONS

From J36 of the M6 head towards Kirkby Lonsdale. After passing the Texaco Garage on the right, take the next turning on the left onto Kendal Road and follow the road down, between the two schools. Continue past the left hand turnings of Harling Bank and Lowgate and take the next left on to Abbotsgate. No 5 can be found on the left after the cul-de-sac.

## TENURE AND RENTAL

The property is offered on an Assured Shorthold Tenancy for an initial twelve month term. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		69	80
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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