

## 3 JINGLING LANE

£300,000

Kirkby Lonsdale, LA6 2AW

**An end terrace period cottage, set in a row of four, situated in the heart of this award-winning and sought-after Lune Valley market town.**

Occupied by tenants for several years, the property is now ready for refurbishment and upgrading. Spacious accommodation with hall, dining kitchen, sitting room and separate dining room. Three double bedrooms and a house bathroom. There's also a large garden and ample off road parking as well as a courtyard to the rear with two small stone and slate outbuildings and a WC.

Nos. 5, 7 and 9 are also on the market. Please ask the agent for further details.







## Welcome to **3 JINGLING LANE**

**£300,000**

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### Here's our **TOP TEN** reasons to love 3 Jingling Lane:

1. **Location, location, location** - at the heart of life in Kirkby Lonsdale - this sought-after Cumbrian market town in a Conservation Area, has been voted in the Top 10 places to live in the northwest by the Sunday Times on a number of occasions.
2. **Highly convenient** - walk to the independent shops, the post office, bank, to the pubs, cafes and restaurants, Booths supermarket and Boots Chemist, as well as the opticians and doctor's and dentists' surgeries.
3. **Opportunity to refurbish** - now ready for upgrading to suit your own requirements.
4. **Income potential** - 3 Jingling Lane has been let on an Assured Shorthold Tenancy for a number of years. Alternatively, it could also be a holiday let (subject to planning consent).
5. **Spacious accommodation** with a gross internal area of c. 1498 sq ft (139.2 sq m). To the ground floor, there is a dining kitchen with base and wall units, hall with understairs cupboard, dining room and dual aspect sitting room with cast iron period fireplace. First floor landing, double bedroom 1 with wash basin, built-in double wardrobe and separate cupboard, dual aspect bedroom 2, bedroom 3 with cast iron fireplace and four piece bathroom.
6. **Private parking** - a huge bonus in Kirkby Lonsdale is private parking; timber gates lead off Jingling Lane and open up to a large gravel parking area for a number of vehicles.
7. **Garden** - with lawns and mature shrubs.
8. **Small walled courtyard** to the rear with two stone and slate outhouses and a WC. There is also a pedestrian gate leading onto Jingling Lane.
9. **Excellent access to the great outdoors** - Lune Valley, The Yorkshire Dales and the Lake District National Park and two National Landscapes (Silverdale/Arnsdale and the Forest of Bowland) so in whichever direction you head for a walk, run, climb, sail or cycle, it's all beautifully accessible.
10. **Connectivity** - there is easy access onto the M6 at Junctions 34, 35, or 36 with the A65 for travelling east on the edge of town. There are train stations at Oxenholme and Lancaster, on the main west coast line with direct trains to London Euston, Glasgow, Edinburgh and Manchester Airport.

**To find the property:** from the market square in the centre of the town, head east along Jingling Lane. The row of cottages is on the right hand side with No. 3 being the first in the row.

*What3Words reference: [///evaporate.messy.clincher](#)*





## You'll need to know...

- Mains electricity, gas, water and drainage
- uPVC windows and external doors
- Council Tax - 3 Jingling Lane is currently banded C. Potential purchasers are advised to verify this information for themselves.
- Local and Planning Authority - Westmorland & Furness Council. W: [www.westmorlandandfurness.gov.uk](http://www.westmorlandandfurness.gov.uk)
- Tenure - freehold, vacant possession on completion
- Nos. 5, 7 and 9 are also on the market. Please ask the agent for further details.
- Sold as seen

### Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.



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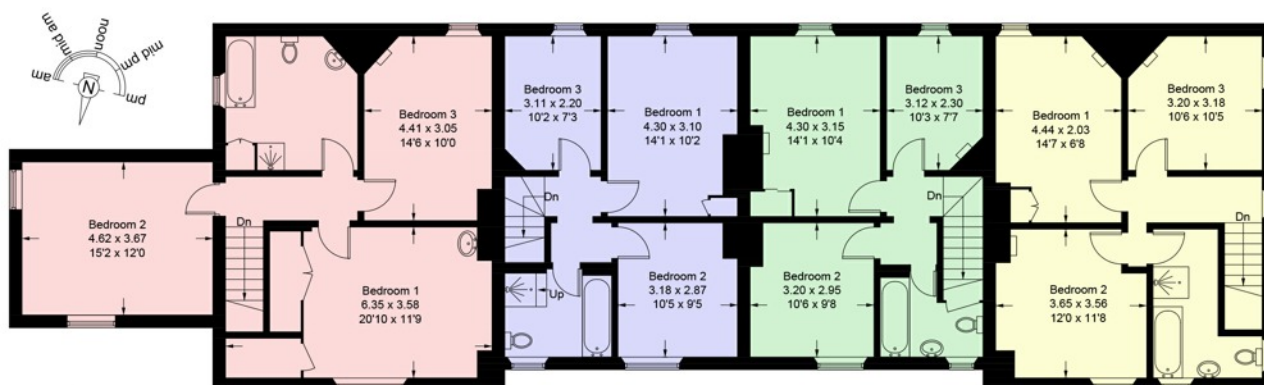
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estate agents

### 3, 5, 7, 9 Jingling Lane, Kirkby Lonsdale, LA6 2AW

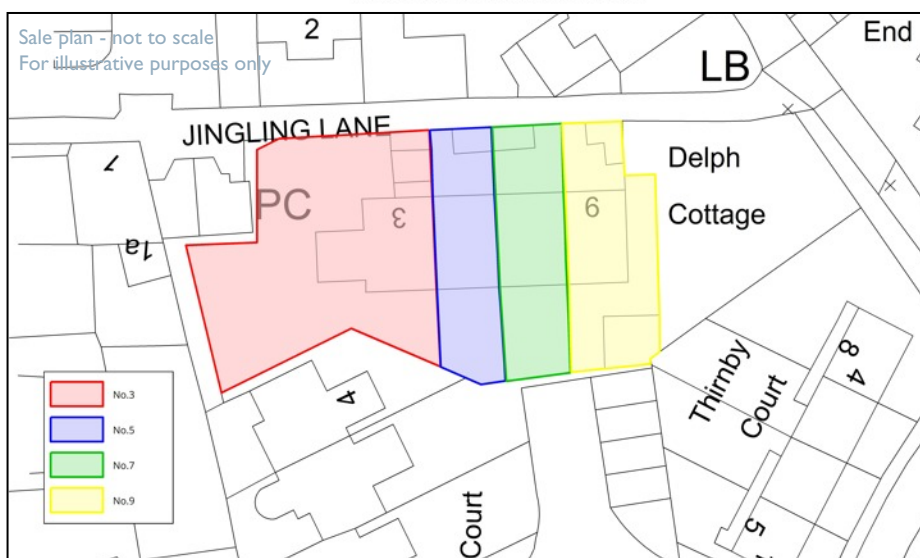


First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1203902)



Energy Efficiency Rating	
Current	Potential
<div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	
WWW.EPC4U.COM	

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