



Ruskins Court Ruskin Drive, Kirkby Lonsdale
£435,000



Ruskins Court Ruskin Drive

Kirkby Lonsdale, Carnforth

Located within easy walking distance of the centre of Kirkby Lonsdale, this detached home offers versatile accommodation, private outdoor space and allocated parking. Occupying a convenient yet tucked away position, the property enjoys an individual layout together with excellent potential for buyers seeking a home they can update and personalise to suit their own tastes and requirements.

The accommodation is arranged across two floors and provides comfortable living space throughout. The sitting room offers a welcoming environment for everyday living, while the kitchen serves the property well and is complemented by a useful ground floor WC. A particularly attractive feature is the spacious sun room, which provides additional living space and enjoys a pleasant outlook over the outdoor area.

The property offers three bedrooms, including a ground floor principal bedroom benefitting from en suite facilities. Two further bedrooms are located on the first floor and are served by a family bathroom. The layout provides flexibility for a variety of needs and lifestyles whilst offering scope for modernisation and enhancement over time.

Externally, the property enjoys a private courtyard garden which provides a sheltered and secluded space for relaxing and entertaining. An allocated parking space adds further practicality. Combining a highly convenient location, versatile accommodation and exciting potential, this is an excellent opportunity to acquire a distinctive home within one of the area's most sought after market towns.

- Detached home within a desirable Kirkby Lonsdale location
- Conveniently located within walking distance of the town centre
- Characterful and individual layout offering versatile accommodation
- Spacious sitting room providing a comfortable living environment
- Bright and spacious sun room overlooking the outdoor space
- Fitted kitchen serving the accommodation
- Useful ground floor WC
- Three bedrooms including a ground floor principal bedroom with en-suite facilities
- Private courtyard garden providing a secluded outdoor space
- Allocated parking space and excellent potential for updating and personalisation

WHAT3WORDS://kings.mandates.exploring

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





PORCH

7' 9" x 3' 8" (2.35m x 1.11m)

SUNROOM

13' 10" x 9' 7" (4.21m x 2.91m)

LIVING ROOM

13' 5" x 13' 4" (4.10m x 4.07m)

KITCHEN

16' 2" x 9' 6" (4.93m x 2.90m)

HALLWAY

6' 6" x 6' 3" (1.97m x 1.90m)

BEDROOM

13' 3" x 11' 11" (4.05m x 3.63m)

EN SUITE

8' 10" x 6' 4" (2.70m x 1.93m)

SHOWER ROOM

6' 6" x 5' 7" (1.98m x 1.69m)

LANDING

4' 9" x 4' 2" (1.44m x 1.27m)

BEDROOM

18' 3" x 10' 11" (5.55m x 3.33m)

BEDROOM

9' 8" x 6' 0" (2.95m x 1.83m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band E

TENURE: FREEHOLD

IDENTIFICATION CHECKS

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