



Kirkby Lonsdale

£465,000

The Spinney, 7 Lune Close, Kirkby Lonsdale, Carnforth, LA6 2DA

Welcome to 7 Lune Close, a delightful four-bedroom detached bungalow situated in a private cul-de-sac in the picturesque market town of Kirkby Lonsdale. This charming property offers the perfect blend of tranquillity and convenience, with an easy walk into the heart of town.

Quick Overview

Suberb Detached Bungalow
Well Appointed Accommodation
4 Bedrooms & 2 Bathrooms
Off Road Parking
Well Maintained Gardens Front & Rear
Solar Panels
Cul-De-Sac Location
Walking Distance to Local Schools & Amenities
No Onward Chain
Superfast Broadband Available*



4



3



1



D



Superfast
Broadband



Off Road
Parking

Property Reference: KL3633



Entrance Hall



Kitchen



Living Room



Dining Room

As you step into the entrance hall, you'll find two handy storage cupboards, one housing the hot water cylinder. The hall also provides access to the loft, where the boiler and solar panel controls are located. To the left, the bright and airy living room awaits, featuring dual aspect windows that frame views of both the front and rear gardens, complemented by a cosy fireplace.

The open-plan layout seamlessly connects the living room to the dining area, which boasts a door leading to the rear garden. Off the dining room, discover the first bedroom, complete with a dressing area and an en-suite featuring a four-piece suite, including a bidet, shower, WC, and vanity sink. This double room is fitted with furniture and offers a lovely view of the front aspect overlooking the garden.

Steps lead up to first floor bedroom, a light double room with a walk in wardrobe area that could also be used as a home office benefitting from natural light through the Velux window. There is also a separate W.C. with a vanity sink unit.

The kitchen is well-equipped with wall and base units, providing space for appliances such as a dishwasher, washing machine, and freestanding fridge freezer. A utility cupboard keeps all the laundry neatly tucked away with space for washing machine and tumble drier, and there's convenient access to the rear garden from the kitchen.

To the right of the entrance hall, you'll find two more double bedrooms, both with front aspect views and fitted furniture in the second bedroom. The family bathroom is a three-piece suite with a bath, sink, and WC, complemented by tiled walls and a rear window.

The gardens are a true delight, with the front garden featuring a lawn and tiered levels surrounded by mature shrubs and trees. A shed is conveniently located to the left of the house, and the garden wraps around, offering an array of mature shrubs and a tiered patio at the rear. The rear garden also features a gate that opens to a public footpath, providing a scenic route straight into town or access to the Devil's Bridge footpath walk.

The garage boasts an electric roller door, and there is off-road parking on the driveway. This charming bungalow in Kirkby Lonsdale is a rare find, offering a serene lifestyle in a vibrant market town. Don't miss the opportunity to make it your own.



Kitchen





Bedroom Two



Bedroom One



Bedroom Three



Bathroom

Accommodation with approximate dimensions:

Ground Floor

Living Room 25' 2" x 14' 0" (7.67m x 4.27m)

Dining Room 13' 7" x 10' 4" (4.14m x 3.15m)

Bedroom One 13' 4" x 11' 8" (4.06m x 3.56m)

Bedroom Three 11' 10" x 9' 5" (3.61m x 2.87m)

Bedroom Two 11' 9" x 11' 7" (3.58m x 3.53m)

Kitchen 17' 3" x 9' 5" (5.26m x 2.87m)

First Floor

Bedroom Four 16' 8" x 10' 2" (5.08m x 3.1m)

Parking

Off Road parking

Garage

With an electric Roller Door, light and power.

Tenure

Freehold (Vacant possession upon completion).

Council Tax

Westmorland and Furness Council - Band F

Services

Mains gas, water, drainage and electricity. Solar Panels.

Energy Performance Certificate

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

What3words

///unfolds.swinging.threaded

Viewings

Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom Four



Bedroom Four



Front Aspect



Rear Aspect

Request a Viewing Online or Call 015242 72111

Meet the Team

Richard Harkness M.R.I.C.S

Sales Manager

Tel: 015242 72111
Mobile: 07971 911357
richardharkness@hackney-leigh.co.uk



Claire Tooke

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Matilda Stuttard

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Naomi Price

Viewing Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Viewings available 7 days a week
including evenings with our
dedicated viewing team
Call **015242 72111** or request
online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-

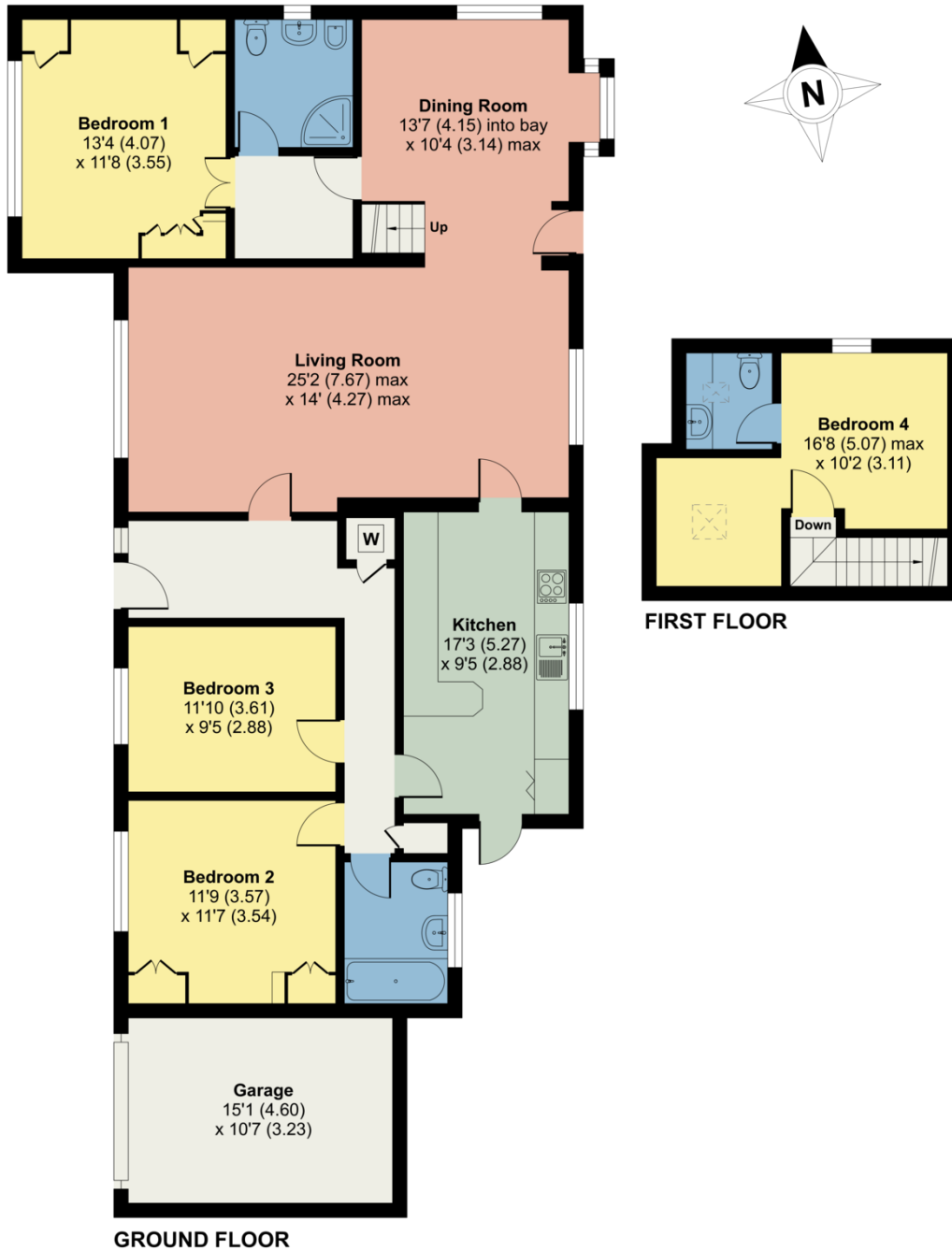
Lune Close, Kirkby Lonsdale, Carnforth, LA6

Approximate Area = 1644 sq ft / 152.7 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1804 sq ft / 167.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1284977

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 02/07/2025.

Request a Viewing Online or Call 015242 72111