



## 4 DOCKER LANE

£850 PCM

Newton, LA6 2PA

A semi-detached house situated on the edge of the Lune Valley hamlet of Newton adjoining open fields to two sides with lovely views of open countryside down the Valley.

Large garden to the rear with two small outhouses and driveway parking to the front.

Available for viewings mid April and offered unfurnished on an initial twelve month Assured Shorthold Tenancy. Long term tenants are sought.

Mains electric and water. Oil fired central heating. Private drainage. B4RN Hyperfast Broadband connected. Council Tax Band C. EPC rated D.

**Please note:** the property is currently being redecorated along with some new carpets therefore the photographs shown will differ, please call to express your interest for viewing dates.

- Hallway with cloaks cupboard
- Spacious sitting room (7.5m with 3.3m) with woodburner to one side, space for dining table. Doors to garden.
- Kitchen (3.8m x 2.1m) with modern wall and base units, oven and grill, hob and recesses for fridge and washing machine
- House bathroom comprising bath with shower over, WC and wash basin
- Bedroom 1 (3.8m x 3.4m) with built in wardrobes
- Bedroom 2 (3.6m x 3.3m) with built in cupboard
- Bedroom 3 (3.2m max x 2.1m) with built in cupboard

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

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estate agents



**DIRECTIONS**

Take the B6254 off the A65 towards Whittington. Continue through Whittington and on passing through the next hamlet of Newton turn right signposted Docker onto Docker Lane. 4 Docker Lane is the fourth house on the left.

What3words reference:///beaten.messing.carver

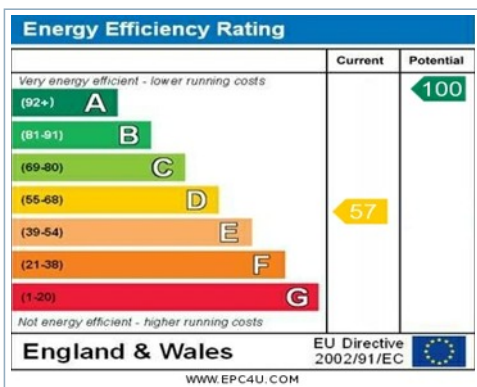
**TENURE AND RENTAL**

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.



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