



Kirkby Lonsdale

£399,995

12 Lune Close, Kirkby Lonsdale, Carnforth, LA6 2DA

Occupying a generous corner plot within a peaceful cul-de-sac, this attractive detached true bungalow offers spacious and versatile accommodation, ideally suited to a range of buyers. Perfect for those seeking accessible ground floor living, the property enjoys a level walk into the heart of the ever popular market town of Kirkby Lonsdale, where an excellent range of independent shops, cafés, restaurants and everyday amenities can be found, whilst also benefiting from beautiful countryside walks right on the doorstep.

Quick Overview

- Detached Bungalow
- Quiet cul-de-sac location
- Spacious open plan dining kitchen
- Opportunity to create third bedroom
- House bathroom plus ensuite
- Rear garden with elevated seating area
- No Chain Delay
- Single level living
- Driveway Parking
- Ultrafast Broadband Available*



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Ultrafast
Broadband
Available



Driveway Parking

Property Reference: 49546



Entrance Hall



Living Room



Living Room



Dining Kitchen

A glazed entrance porch welcomes you into a bright and spacious reception hallway, where attractive wooden flooring flows throughout, creating a warm and inviting first impression. Positioned to the front of the property, the living room is flooded with natural light through an expansive bay window. A charming multi-fuel stove, set upon a stone hearth with a wooden mantel, creates an attractive focal point and provides a cosy retreat throughout the seasons.

The impressive kitchen and dining room forms the heart of the home, featuring exposed timber beams and vaulted ceilings that create a wonderful sense of character and space. Natural light pours in through the windows, rooflights and sliding patio doors, enhancing the bright and airy feel. The kitchen is fitted with a range of base units complemented by solid wooden worktops, an inset porcelain sink with drainer, extractor hood, freestanding four-ring gas cooker, space for a fridge freezer and plumbing for a washing machine. A useful walk-in pantry provides excellent additional storage, whilst an internal door offers direct access to the garage.

The house bathroom comprises a panelled bath with a thermostatic shower over and glazed screen, pedestal wash hand basin and WC.

Bedroom Two is a generous double room overlooking the rear and benefits from an adjoining walk-in wardrobe or useful shelved storage cupboard.

To the front of the property is a versatile additional reception room with glazed patio doors opening onto the front garden. This space could be comfortably utilised as a home office or study and also offers excellent potential, subject to any necessary consents, to create a third bedroom if desired. This room leads through to the principal bedroom, which benefits from fitted wardrobes and a well appointed en-suite shower room comprising a walk-in shower, wash hand basin and WC.

Externally, the property occupies an enviable corner position with low-maintenance gardens, providing both privacy and practicality. The private rear garden enjoys a sunny aspect and is arranged over two levels, with steps leading to a raised flagged seating terrace enjoying pleasant rooftop views towards the surrounding greenery, creating the perfect spot to relax, entertain or enjoy the sunshine throughout the day. A single garage, accessed via a manual up-and-over door, provides secure storage for bicycles, gardening equipment and outdoor gear.

Combining flexible accommodation, generous outside space and a highly desirable location within easy walking distance of Kirkby Lonsdale, this charming home is perfectly suited to those seeking a peaceful yet convenient lifestyle.

Accommodation with approximate dimensions:

Entrance Porch

Entrance Hall

Living Room: 12' 7" x 14' 7" (3.84m x 4.47m)

Dining Kitchen: 10' 11" x 20' 8" (3.34m x 6.30m)

Pantry Cupboard



Dining Kitchen



Office / Bedroom Three



Pantry Cupboard



Bedroom One



Ensuite Shower Room



Walk in Wadrobe / Store Cupboard

Garage: 8' 2" x 7' 10" (2.51m x 2.40m)

House Bathroom

Bedroom Two: 10' 7" x 12' 9" (3.24m x 3.89m)

Walk In Wadrobe

Office / Potential Bedroom Three: 10' 7" x 9' 10" (3.23m x 3.01m)

Bedroom One: 13' 5" x 11' 7" (4.11m x 3.55m)

Ensuite Shower Room

Property Information:

Parking: Driveway Parking

Tenure: Freehold

Services: Mains Gas, Mains electricity, Mains water and mains drainage

Council Tax: Westmorland and Furness Council Tax Band: E

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

Viewings: Strictly by appointment with Hackney & Leigh.

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Bedroom Two



House Bathroom



Rear Garden



Rear Garden

Request a Viewing Online or Call 015242 72111

Meet the Team

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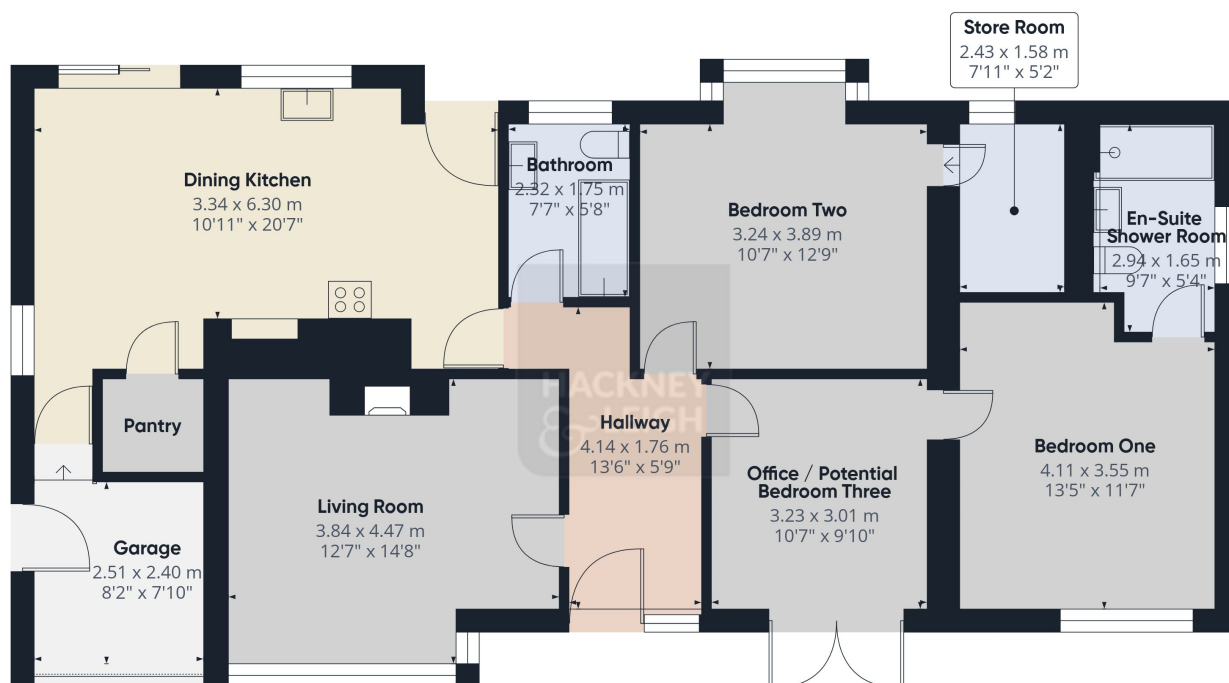


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Approximate total area⁽¹⁾
105.8 m²
1140 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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