



Kirkby Lonsdale

£285,000

17 Lower Abbotsgate, Kirkby Lonsdale, Carnforth, LA6 2JU

A mews style end terrace two-bedroom home, 17 Lower Abbotsgate offers well-proportioned accommodation, a sociable open-plan kitchen and dining space, and a larger than average side and rear garden. Thoughtfully arranged over two floors, the property combines practical family living. Close to the centre of town and schools and benefitting from one parking space.

Quick Overview

- Desirable and quite location
- End terrace House
- Excellent access to the Yorkshire Dales
- Great first home
- Low Maintenance Garden
- No chain
- Allocated parking
- Local schools within easy reach
- Close to local Amenities



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Broadband



Allocated Parking
space

Property Reference: KL3748



Living Room



Dining Room



Kitchen



Dining Room

The front door opens into a welcoming porch, providing the perfect place to remove coats and shoes. The tiled flooring and panelled walls create a smart and practical entrance before leading through into the main living space.

The living room is bright and inviting, with light oak flooring and a large front-aspect window allowing plenty of natural light to flood the room. An electric-style fire provides an attractive focal point, with understairs cupboard.

Double doors open through into the impressive open-plan kitchen and dining room - a fantastic space for both everyday family life and entertaining.

The kitchen is fitted with a range of dark oak wall and base units, complemented by a tiled splashback and contrasting work surfaces. A Belling-style range cooker with gas hob and extractor sits at the heart of the kitchen, while there is space and plumbing for both a washing machine and dishwasher. The sink and drainer are positioned beneath the rear window, creating a pleasant outlook while working in the kitchen.

Rear-aspect windows and glazed doors draw in plenty of natural light and providing a seamless connection to the garden. Further double doors open from the dining area, offering several access points and making this a particularly versatile space for entertaining.

A carpeted staircase rises to the first-floor landing, where the accommodation is arranged around the family bathroom and two well-proportioned bedrooms.

The family bathroom features decorative tiling and a classic three-piece suite comprising a wash basin, WC and bath with shower and handheld attachment. A rear-aspect window provides natural light, while a wall-mounted heated towel rail adds a practical finishing touch.

Bedroom Two is a comfortable double room with carpeted flooring and a rear aspect, allowing plenty of natural light into the space. The room also provides access to the loft and benefits from excellent built-in storage, including hanging space, shelving and a built-in chest of drawers.

Bedroom One is a particularly generous double bedroom, with a front-aspect window and soft carpet underfoot. A door leads through to a useful walk-in wardrobe, offering a combination of hanging space and shelving, together with a built-in vanity desk. A Velux window brings additional light into this versatile dressing area, while a separate cupboard houses the hot water cylinder.

The rear garden is a real highlight of the property, offering a wonderful combination of entertaining space, established planting and areas for those who enjoy gardening.

Glazed doors from the kitchen open directly onto a paved patio, surrounded by attractive planted borders filled with colourful flowers. A small vegetable patch provides the opportunity to grow fruit, vegetables and herbs, while an oak fence creates definition between the different areas of the garden.

Further garden space includes a gravelled section and artificial lawn, creating a neat and well-maintained finish with minimal upkeep. Continuing around the garden, a small pond sits beside a second patio seating area, providing a peaceful spot to sit and enjoy the surroundings.

The garden is enclosed by fencing and benefits from a side gate providing access to the pathway, which leads towards both the front entrance and the property's designated parking space.

One designated parking space conveniently located a short distance from the front door as well as a visitor space which can be used by the property.

Entrance 3' 4" x 4' 2" (1.02m x 1.29m)

Living Room 12' 10" x 14' 8" (3.92m x 4.48m)

Dining Room 13' 6" x 5' 10" (4.12m x 1.79m)

Kitchen 9' 8" x 15' 8" (2.95m x 4.79m)

Bathroom 9' 9" x 5' 10" (2.98m x 1.79m)

Bedroom One 8' 7" x 11' 3" (2.63m x 3.44m)

Bedroom Two 12' 9" x 8' 3" (3.90m x 2.54m)

Parking Allocated Parking Space

Tenure Freehold

Services Mains gas, Mains electricity, Mains Water & Mains Drainage

Council Tax Westmorland and Furness Council

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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Bathroom



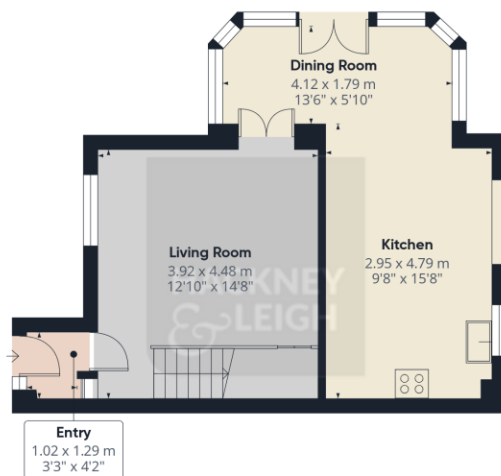
Bedroom Two



Bedroom One



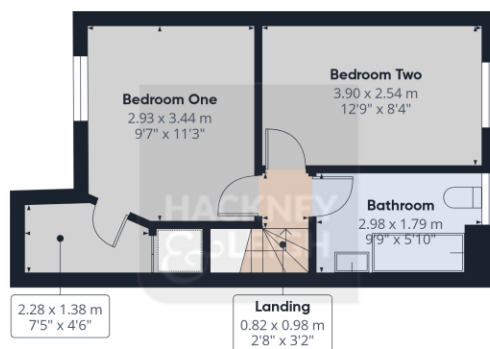
Garden



Floor 0

Approximate total area⁽¹⁾

70.3 m²
758 ft²



Floor 1

(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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A thought from the owners...

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