



3 Tram Lane, Kirkby Lonsdale  
£480,000



### 3 Tram Lane

Kirkby Lonsdale, Carnforth

Positioned in a highly desirable central setting within the ever popular market town of Kirkby Lonsdale, this charming character property enjoys an enviable location just moments from the town centre and the many independent shops, cafés and amenities that make the town so sought after. Beautifully presented throughout and full of warmth and personality, the home offers spacious accommodation across four floors.

The ground floor opens into an entrance porch leading through to a beautifully appointed sitting room, a welcoming space ideal for relaxing and entertaining. To the rear, the fitted kitchen offers ample storage and workspace and benefits from doors opening directly onto the enclosed rear terrace.

To the lower ground floor is a versatile additional living room, currently utilised as a playroom, offering excellent flexibility for a variety of uses. This floor also incorporates a shower room, utility room and internal access through to the undercover parking/garage area.

The first floor hosts two well proportioned bedrooms, the master has the added bonus of fitted wardrobes. The family bathroom is a modern three piece suite. All the rooms are presented in keeping with the home's stylish aesthetic. Occupying the second floor is a third bedroom, currently used as a home office, providing a fantastic additional room ideal for guests, working from home or growing families.

Externally, the property benefits from a sunny rear terrace providing a low maintenance seating area. A separate enclosed garden positioned opposite the property offers a further wonderful outdoor space, complete with vegetable beds and an additional seating area, ideal for those who enjoy gardening or outdoor entertaining. The property also benefits from an undercover parking/garage space, a hard to find feature for such a central location and another designated, off road parking space.

- Charming character property arranged over four well planned floors in the heart of sought after Kirkby Lonsdale
- Beautifully presented throughout with colourful interiors and a stylish blend of character and practicality
- Spacious sitting room full of warmth and charm, ideal for cosy evenings and entertaining
- Attractive fitted kitchen with doors opening directly onto the rear terrace
- Versatile lower ground floor including living room/snug, utility room and shower room
- Three bedrooms in total, including a versatile top floor room currently used as a home office
- Well appointed family bathroom serving the first floor bedrooms
- Pleasant enclosed rear terrace plus separate cottage garden opposite with vegetable beds and additional seating area
- Rare undercover parking, a highly desirable feature for such a central location
- Exceptional central location just moments from Kirkby Lonsdale town centre and the park

From our Kirkby Lonsdale Office walk up to the Post Office and turn left in to Tram Lane to find number 3 clearly marked on the left.

WHAT3WORDS: switch.should.dynamics

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





#### ENTRY

3' 10" x 3' 3" (1.17m x 1.00m)

#### LIVING ROOM

15' 5" x 11' 5" (4.71m x 3.48m)

#### LANDING

7' 0" x 5' 6" (2.13m x 1.68m)

#### KITCHEN

11' 6" x 9' 7" (3.50m x 2.91m)

#### HALLWAY

5' 7" x 5' 5" (1.70m x 1.64m)

#### LIVING ROOM

15' 5" x 11' 5" (4.71m x 3.47m)

#### UTILITY ROOM

6' 2" x 4' 8" (1.87m x 1.42m)

#### SHOWER ROOM

6' 2" x 5' 8" (1.87m x 1.73m)

#### LANDING

7' 0" x 5' 7" (2.14m x 1.70m)

#### BEDROOM

10' 9" x 9' 2" (3.28m x 2.79m)

#### BEDROOM

11' 5" x 6' 9" (3.47m x 2.05m)

#### BATHROOM

6' 11" x 5' 7" (2.12m x 1.71m)

#### LANDING

3' 5" x 3' 3" (1.04m x 0.99m)

#### BEDROOM

17' 11" x 11' 3" (5.47m x 3.43m)

#### SERVICES

Mains electric, mains gas, mains water, mains drainage



#### EPG RATING C

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**ENERGATING C**









## THW Estate Agents

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