



Kirkby Lonsdale

£550,000

Laitha Lodge, Kirkby Lonsdale, Carnforth, LA6 2DQ

Set within the highly regarded market town of Kirkby Lonsdale, Laitha Lodge enjoys a particularly appealing position, combining the convenience of local amenities with easy access to the beautiful surrounding countryside. The town is well known for its attractive streets, independent shops, cafés and restaurants, whilst the surrounding Lune Valley provides an abundance of opportunities for walking and enjoying the landscape. Occupying a gated plot, this detached bungalow offers generous accommodation, ample parking, attractive gardens and a generously versatile, detached annex

Quick Overview

- Detached Bungalow
- Three double bedrooms
- Two reception rooms
- Principle bedroom with ensuite
- Detached annex with WC
- Sought after location
- Versatile accommodation
- Single level living
- Driveway parking
- Ultrafast broadband available



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Ultrafast
Broadband
Available



Driveway Parking

Property Reference: KL3752



Sun Room



Living Room



Breakfast Kitchen



Breakfast Kitchen

The property has a natural and welcoming flow, with the accommodation arranged principally around a central hallway. On entering, the spacious sun room immediately provides a lovely additional reception area, with plenty of room for dining and relaxing. From here, the accommodation leads naturally into the main living room, where a fireplace creates a cosy and inviting focal point.

From the hallway are three well-proportioned double bedrooms. The principal bedroom benefits from its own en suite shower room, whilst a separate family shower room serves the remaining bedrooms. Continuing through the property, the kitchen provides a practical and well-appointed space with a door leading directly outside, making it particularly convenient for everyday living and access to the gardens.

Outside, the property sits behind electric gates with a generous driveway providing parking for several vehicles. The gardens are well established and offer a pleasant degree of privacy, with areas to enjoy both around the property and further afield.

A particularly valuable feature is the detached annex/summer house, which is accessed separately from the main house. With impressive french doors opening onto the garden, the space is light, versatile and well suited to a variety of uses, whether as a home office, studio, guest accommodation or additional entertaining space. The annex also benefits from its own WC with wash basin, adding to its practicality. The annex also has granted planning consent. Please call the office for more information.

The property also includes a detached timber stable and garage, providing useful additional storage and further flexibility.

Laitha Lodge presents an excellent opportunity to acquire a spacious and versatile detached bungalow in a sought-after South Lakeland location. With its well-balanced accommodation, three double bedrooms, attractive gardens, generous parking and detached annex, the property offers a combination of comfortable single-level living and valuable additional space, all within easy reach of the amenities and countryside for which Kirkby Lonsdale is so highly regarded.

Accommodation with approximate dimensions

Sun Room: 28' 1" x 9' 4" (8.57m x 2.85m)

Living Room: 16' 6" x 13' 11" (5.05m x 4.25m)

Hallway

Bedroom One: 12' 5" x 8' 3" (3.81m x 2.53m)



Bedroom One



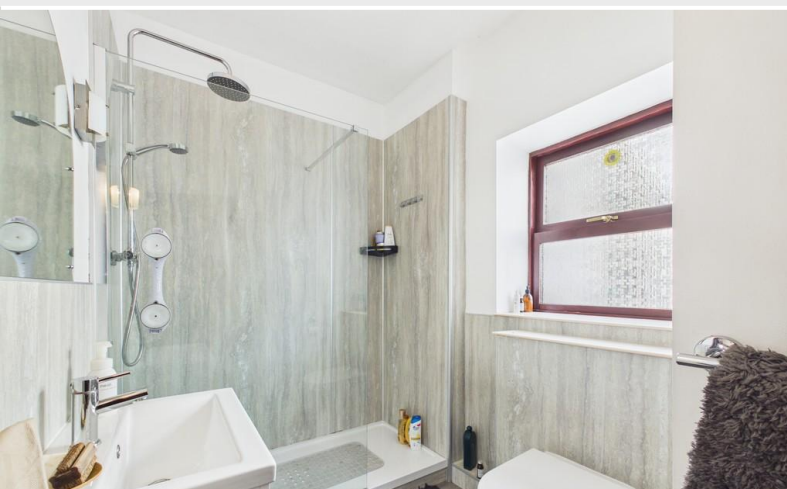
En Suite Shower Room



Bedroom Two



Bedroom Three



House Shower Room



Garden

Bedroom Two: 15' 4" x 13' 1" (4.68m x 4.01m)

Bedroom Three: 10' 7" x 10' 6" (3.24m x 3.22m)

En Suite Shower Room

House Shower Room

Breakfast Kitchen: 13' 8" x 9' 5" (4.18m x 2.89m)

Detached Annex: 19' 1" x 17' 5" (5.83m x 5.31m)

Annex WC

Property Information

Parking: Driveway Parking

Tenure: Freehold

Services: Mains Gas, electricity, water and drainage.

Council Tax: Westmorland and Furness Council Tax Band: F

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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Rear Garden



Detached Annex/Summer House



External



External



Detached Annex/Summer House

Meet the Team

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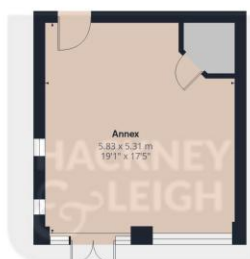


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Floor 0 Building 1



Floor 0 Building 2



Approximate total area

149.6 m²
1610 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS 3C standard. Measurement approximate and not to scale. Floor plan is intended for illustration only.

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