

## 12 LUNE CLOSE

£420,000

Kirkby Lonsdale, LA6 2DA

**Situated in a quiet cul-de-sac setting within this highly sought-after Lune Valley market town, an attractive detached true bungalow.**

Modern, well-maintained and spacious accommodation with glazed entrance, hall, sitting room, dining kitchen with pantry, walk-through study/home office/occasional bedroom 3, two double bedrooms, en suite shower room and house bathroom. Small garage for bike storage, private parking, low maintenance front garden and an elevated rear garden with lawn, seating terrace and planted beds.

**A must see if you are seeking a home accessible for road and rail links and within walking distance of everything Kirkby Lonsdale has to offer.**





## Welcome to **12 LUNE CLOSE**

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### Here's our **TOP 10** reasons to love **12 Lune Close**:

- 1. Position is everything** - tucked away off the main thoroughfare, in a corner plot on a quiet cul-de-sac, and within easy walking distance of all facilities in award-winning Kirkby Lonsdale.
- 2. An attractive south facing, detached true bungalow** - the property is well-maintained and offers spacious, modern accommodation and a gross internal measurement of c. 1372 sq ft (127.5 sq m) to include the mezzanine storage.
- 3. Step inside** through the glazed sliding doors into an entrance vestibule and then into the hall. Off here is the sitting room with a multi-fuel stove set on a slate hearth. There's also a study/home office with double opening glazed doors to the front.
- 4. Light and bright dining kitchen**, being open to the apex with ceiling beams, base units, ceramic sink unit, appliances include a gas oven, gas hob, integral dishwasher, undercounter space for a washing machine and a useful, shelved pantry. Skylight windows and glazed double doors allow the light to flood in.
- 5. Bedroom and bathrooms** - there are two large double bedrooms. Accessed via the study/home office/occasional bedroom 3, is bedroom 1 with built-in wardrobes and an en suite three piece shower room. Bedroom 2 has a walk-in cupboard, which houses the boiler. The house bathroom has a three piece suite.
- 6. Private parking** for two/three cars to the front. The small garage (not suitable for a car) provides excellent storage for bikes, garden equipment etc.
- 7. Outdoor space** with gravel terraces and beech hedge to the front. Gated paths lead to the rear, a private and secluded space, with wooden shed, coal bunker, garden store and steps up to a lawn, planted beds and seating terrace.
- 8. A sought-after Lune Valley market town** - Kirkby Lonsdale, a Conversation Area, has much to offer in terms of places to eat and drink, independent shops, churches, a Post Office, doctor's and dentists' surgeries, an opticians, as well as a branch of Boots and a Booths supermarket and well-regarded schools.
- 9. Great access to the glorious outdoors** with The Lune Valley, The Yorkshire Dales and Lake District National Parks as well as two National Landscapes (Silverdale/Arnsdale and the Forest of Bowland) close by, so whichever direction you head for a walk, run, climb, sail or cycle, it's all extremely accessible.
- 10. For travel further afield** - the town is situated off the A65 making many larger towns and cities within easy reach. Kendal (13.7 miles) and Lancaster (15.2 miles) provide a comprehensive range of commercial and recreational facilities. Lancaster is also home to Lancaster University, Lancaster & Morecambe College and Royal Lancaster Infirmary. Access to the M6 is at either J34 or J36 depending on the direction of travel. Oxenholme (10.9 miles) and Lancaster both have stations on the main west coast line with direct trains into London Euston, Manchester (and airport), Birmingham, Glasgow and Edinburgh with airports at Leeds Bradford (50.8 miles), Manchester (80.7 miles) and Liverpool (85.8 miles).

## You'll need to know...

- Mains electric, gas, drainage and metered water
- Gas central heating with a multi-fuel stove in the sitting room
- Double glazed windows in uPVC frames
- External lighting
- Broadband connected
- Oak flooring in the hall and dining kitchen
- Council Tax band E with Westmorland & Furness Council
- Freehold, with vacant possession on completion
- Some photographs have been enhanced using computer generated imagery software
- Included in the sale: carpets, blinds, light fittings, wardrobes in bedroom 1, American style fridge/freezer and electric oven.

**To find the property** - heading east along the A65 head straight across at the Booths roundabout and turn left onto Main Street. Turn immediately right onto Lunefield Close, take the third turning on the right onto Lune Close and then immediately first left. No. 12 is in the corner on the left.

What3words reference: *///baked.blazed.incorrect*

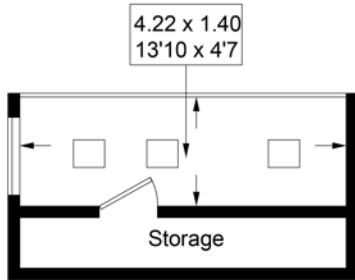
### Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.



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

Approximate Gross Internal Area = 118.5 sq m / 1275 sq ft  
 Mezzanine = 9.2 sq m / 99 sq ft  
 Total = 127.7 sq m / 1374 sq ft



**Storage Mezzanine over Kitchen Area**

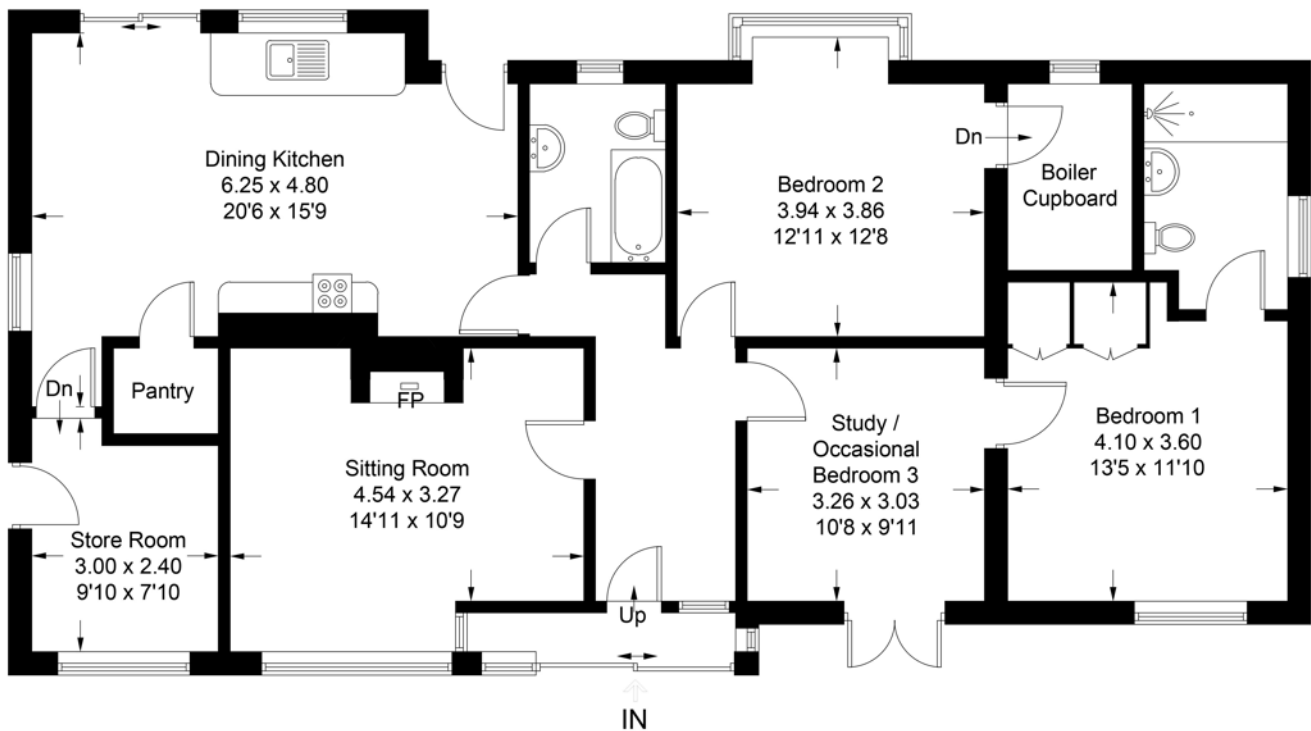
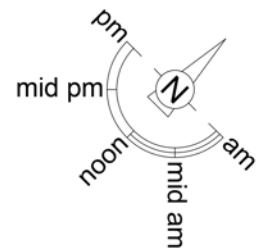


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1303968)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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