



Kirkby Lonsdale

£150,000

10 Springfield, Kirkby Lonsdale, Carnforth, LA6 2FL

Perfectly positioned just a short stroll from the heart of the highly sought-after market town of Kirkby Lonsdale, this beautifully presented three-bedroom townhouse offers an exceptional opportunity to step onto the property ladder through a 50% shared ownership scheme.

Shared ownership homes in Kirkby Lonsdale are seldom available, making this a truly rare opportunity for first-time buyers, young families or those looking to enjoy the benefits of this thriving market town at a more affordable price point. Combining stylish, split-level accommodation with open views across rolling greenery, off-road parking and an enclosed rear garden, this attractive home offers an enviable lifestyle in one of Cumbria's most desirable locations.

Quick Overview

- Three Bedroom Town House
- 50% Shared ownership opportunity
- Contemporary breakfast kitchen
- Spacious living room and principle bedroom
- Ground floor shower room and house bathroom
- Stunning views
- Highly desirable location
- Enclosed rear garden
- Private residents parking
- Ultrafast broadband available



3



2



1



TBC



Ultrafast
Broadband
Available



Private Residents
Parking

Property Reference: KL3746



Entrance Hall



Bedroom Two



Ground Floor Shower Room



Breakfast Kitchen

Kirkby Lonsdale is renowned for its charming cobbled streets, independent boutiques, artisan cafés, award-winning restaurants and traditional country pubs. The town enjoys a vibrant community atmosphere throughout the year with regular markets, local events and excellent amenities, whilst being perfectly placed between the Yorkshire Dales and the Lake District National Park. With scenic riverside walks, the famous Ruskin's View and beautiful open countryside all on your doorstep, the area offers an exceptional balance of town convenience and outdoor living.

The accommodation has been thoughtfully arranged over several split levels, creating a home full of character and interest. Upon entering the property, you are welcomed into a welcoming entrance hallway. Positioned to the left is Bedroom Two, a spacious double bedroom enjoying a pleasant front aspect overlooking the surrounding greenery. Also located on this level is a convenient ground floor shower room, fitted with a shower cubicle, WC and wash hand basin, providing excellent practicality for family living or visiting guests.

A short flight of stairs leads to the beautifully appointed breakfast kitchen, fitted with an attractive range of contemporary dark grey wall and base units complemented by wooden worktops and under-unit lighting. The kitchen is well equipped with an integrated gas hob with concealed extractor hood over, built-in oven, inset sink with drainer and integrated fridge freezer. There is also space for a breakfast table, creating the perfect setting for informal dining, whilst a door provides direct access to the enclosed rear garden.

Continuing to the next level, you'll find the bright and spacious living room. Enjoying attractive views across the open greenery to the front, this inviting room is undoubtedly the heart of the home. Generous in size yet wonderfully cosy, it offers the perfect place to relax with family or entertain guests.

A further staircase leads to a useful built-in storage cupboard, ideal for linen and household essentials, together with Bedroom Three and the house bathroom. The bathroom comprises a panelled bath with electric shower over and glazed screen, WC, pedestal wash hand basin and a heated towel radiator.

Currently utilised as a home office, Bedroom Three offers excellent flexibility and could equally serve as a comfortable single bedroom, nursery or dressing room to suit a variety of lifestyles.

Occupying the entire top floor is the impressive principal bedroom. This generously proportioned double bedroom enjoys elevated views across the open fields to the front, creating a peaceful retreat flooded with natural light and offering a wonderful sense of privacy.

Externally, the property benefits from off-road parking together with an enclosed rear garden, providing an ideal space for outdoor dining, entertaining or simply enjoying the peaceful surroundings.

Offering an outstanding combination of location, lifestyle and affordability, 10 Springfield presents a unique opportunity to secure a beautiful home in one of the South Lakes' most desirable market towns. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

Accommodation with approximate dimensions



Breakfast Kitchen



Breakfast Kitchen



Living Room



Living Room



Bedroom Three / Home Office



House Bathroom

Entrance Hall

Bedroom Two: 10' 2" x 10' 7" (3.11m x 3.24m)

Shower Room

First Floor

Breakfast Kitchen: 14' 6" x 9' 0" (4.42m x 2.76m)

Second Floor

Living Room: 14' 7" x 14' 1" (4.47m x 4.30m)

Third Floor

Bedroom Three/Study: 7' 5" x 9' 0" (2.28m x 2.75m)

House Bathroom

Fourth Floor

Bedroom One: 14' 10" x 14' 0" (4.53m x 4.27m)

Property Information

Parking: Private Residents Parking

Tenure: Freehold

50% Shared Ownership Scheme with Housing Association

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

Council Tax: Westmorland and Furness Council Tax Band: C

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.

What3Words & Directions:

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House Bathroom



Bedroom One



Bedroom One



Rear Garden



Rear Garden

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