



4 Chapel Terrace, Kirkby Thore, CA10 1UQ

£650 Per month



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4 Chapel Terrace

Kirkby Thore, CA10 1UQ

- Available immediately
- Two Bedrooms
- Fantastic transport links
- Village Primary School
- Sandstone end of terrace cottage
- Semi rural village location
- Local shop and Post Office close by
- Close to both Penrith and Appleby for amenities

This charming sandstone cottage sits on a peaceful side lane in the centre of Kirkby Thore village and is ready for immediate letting.

The accommodation comprises of a; lounge, kitchen diner, rear hall, bathroom with a shower over the bath and two double Bedrooms. Outside to the front there is a small forecourt with shared gate and to the rear is a low maintenance yard.

Directions

What3words location: ///plodded.appoints.beaker



Lounge 11'4" x 11'10" (3.46m x 3.61m)
The lounge is accessible via the front entrance and leads in to the kitchen diner. It has a double glazed window to the front, fitted carpet, electric radiator and a feature stone inglenook fireplace with multi fuel stove.

Kitchen Diner 11'10" x 12'3" (3.62m x 3.74m)
The kitchen is fitted with wood effect wall and base units with a marble effect work surface incorporating a stainless steel single drainer sink, mixer taps and a tiled splash back. There is a built in electric oven and ceramic hob with a cooker hood above, space for an under surface fridge and plumbing for a washing machine. A uPVC double glazed window faces to the rear, a door leads to the stairs and a further door to the rear hall.

Landing
Allows access to both bedrooms and has a loft hatch above.

Principal Bedroom 12'0" x 11'10" (3.66m x 3.63m)
This bedroom is a comfortable double with fitted carpet, TV point, telephone point, electric heater and a uPVC double glazed window to the front aspect.





Bedroom Two 12'0" x 9'1" (3.66m x 2.77m)
This bedroom is a second comfortable double with fitted carpet, TV point, telephone point, electric heater, cupboard housing the water tank and shelves and a uPVC double glazed window to the rear aspect.

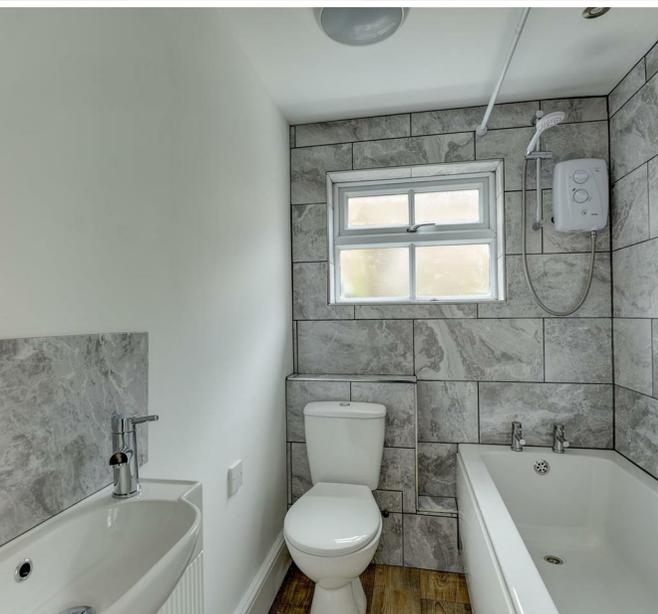
Rear Hall
The rear hall has a recessed wall cupboard housing the electric meter and MCB consumer unit and allows access to the bathroom and has a uPVC double glazed door leading to the rear yard.

Bathroom 4'10" x 5'9" (1.49m x 1.77m)
Fitted with a white basin with cupboard underneath, toilet and bath with an electric shower over and tiles around. There is an extractor fan, an electric heated towel rail and a uPVC double glazed window to the rear.

Outside
To the front of the house there is shared gate with a path to the front door. To the back there is a low maintenance yard.

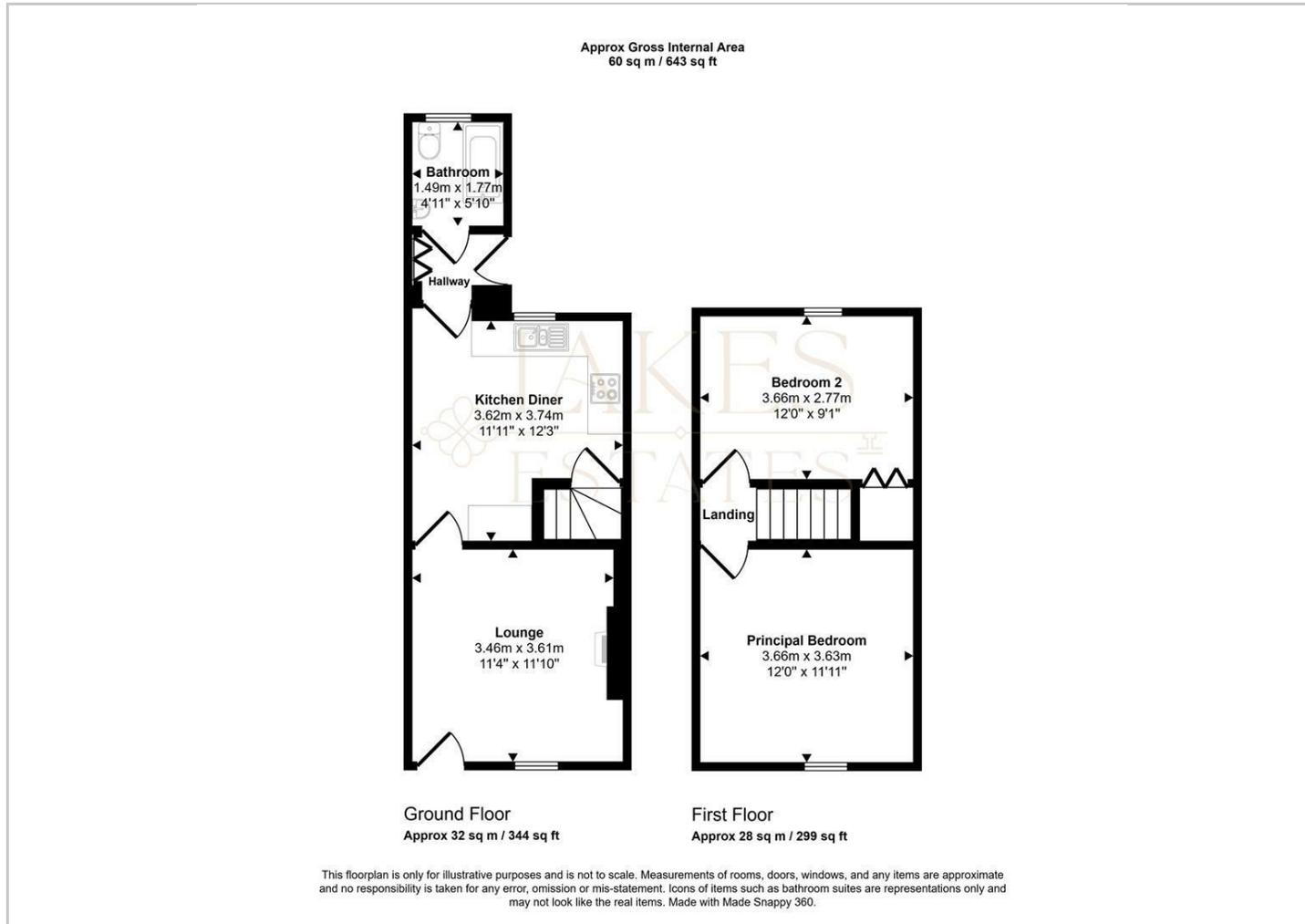
Services
Electric heating, mains electric water and drainage. Hot water via immersion tank.

Please Note
These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Lakes Estates has the authority to make or give any representation or warranty in relation to the property. All mention of appliances / fixtures and fittings in these details have not been tested and therefore cannot be guaranteed to be in working order.





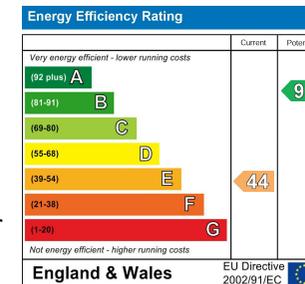
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Lakes Estates Office on 01768 639300 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.