



UNDERLEY LODGE

£1250PCM

Kirkby Lonsdale LA6 2DX

A delightful detached cosy Grade II Listed lodge situated on the edge of the popular market town of Kirkby Lonsdale and within walking distance to all amenities.

Good sized woodland style gardens to the front and side with seating area overlooking a stream, small outbuilding, fuel store, outside privy to the rear. Driveway parking for several cars.

Offered unfurnished on an Assured Periodic Tenancy.

Mains electric. Private drainage to a septic tank. Private water supply. Oil fired central heating. Council tax band F. B4RN Hyperfast broadband connected. EPC exemption certificate in place.

- Entrance porch with space for coats and boots
- Sitting room (2.8m x 2.5m) with open fire
- Dining room (2.9m x 2.4m) with open fire
- Kitchen (4.9m max x 2.8m) with space for small table or to create small office area
- Bedroom 1 (3.8m x 3.2m)
- Bedroom 2 (2.7m x 2.3m)
- Bedroom 3 (2.6m x 2.5m)
- House bathroom comprising bath with over shower, washbasin and WC
- External boiler room with plumbing for washing machine

Lane House, Kendal Road
Kirkby Lonsdale
Carnforth
Lancashire LA6 2HH

015242 74445

lettings@davis-bowring.co.uk

www.davis-bowring.co.uk

davis &
bowring

estate agents



TENURE AND RENTAL

The property is offered on an Assured Periodic Tenancy. Rent to be paid monthly by standing order. Deposit equal to five weeks' rent.

RESTRICTIONS AND APPLICATION

No smokers or sharers. Please call in or telephone us for an application form.

A holding deposit equal to one week's rent is payable on commencement of referencing. With a successful application, this amount will be offset against the deposit.

DIRECTIONS

On entering Kirkby Lonsdale from the Booths roundabout turn left onto New Road and follow the one system down Mitchelgate and turn left at the bottom, continue past The Orange Tree Hotel on the B6254, follow the road and just after the turning to the Rugby Club (Raygarth) Underley Lodge can be found on the right.

What3words reference:///inflict.tonal.recover

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