



81 Fairgarth Drive, Kirkby Lonsdale  
£375,000





## 81 Fairgarth Drive

### Kirkby Lonsdale

A well proportioned detached house, in a popular residential area within the picturesque market town of Kirkby Lonsdale. The property is conveniently placed for the many amenities available including a variety of shops, cafes, public houses and restaurants, a doctors surgery, Boots the chemist, Booths supermarket, a library, bank and well regarded primary and secondary schools.

Kirkby Lonsdale offers excellent bus routes and easy access to the M6.

Nestled in a sought-after residential area, this delightful detached property presents a wonderful opportunity to own a charming family home. When arriving at the property there is ample parking for the family with the added benefit of the internal garage with additional storage which leads under the property. Upon entering the property you will find a delightful entrance hall which has plenty of space for all your coats and shoes with added under stairs storage. On the ground floor are two reception rooms with the sitting room having lovely views to the front and the dining room overlooks the garden which gives a serene backdrop for family meals and entertaining guests.

The kitchen is light and airy, perfect for cooking in while looking out to the rear garden. The ground floor has the added benefit of having the family bathroom which comprises a W.C, wash hand basin and bath with an electric shower over. A double bedroom is also located on the ground floor which has plenty of space for a double bed and wardrobe space. Heading upstairs you can find the main bedroom which has far reaching views and the third bedroom which is also a great size. The property benefits from double glazing throughout and gas central heating.

Outside, the property boasts meticulously maintained gardens both to the front and rear. The rear garden is a private haven, enclosed and offering ample patio seating space for outdoor dining and entertaining. A manicured lawn is bordered and a charming gravelled area, providing a lovely setting for relaxation. The front garden, partially enclosed by a hedge and fence, features a neatly kept lawn offering privacy and tranquillity. The driveway, with stocked borders on the side and a gravelled area, leads to ample parking space and an internal garage.



- A delightful detached property
- Double glazing throughout
- Light and airy family sitting room
- Dining room with garden views
- Kitchen with ample dining space
- Beautiful gardens to the front and rear
- Three double bedrooms
- Ample driveway parking with internal garage
- Family bathroom
- Gas central heating

**EPC RATING C**

**SERVICES**

Mains electric, mains gas, mains water, mains drainage.

**COUNCIL TAX: BAND E**

**TENURE: FREEHOLD**

**DIRECTIONS**

From our Kirkby Lonsdale office proceed up New Road turning right on to Mitchelgate and turn left on to the B5624 continuing past The Orange Tree and take the second left turn onto Fairgarth. Proceed to take the first right turn to find number 81 clearly marked on the left.

**WHAT3WORDS:** [axed.hillsides.organ](https://www.what3words.com/axed.hillsides.organ)







## GROUND FLOOR

### ENTRANCE HALL

10' 10" x 11' 4" (3.29m x 3.45m)

### SITTING ROOM

18' 0" x 12' 0" (5.49m x 3.67m)

### KITCHEN

11' 4" x 10' 10" (3.46m x 3.31m)

### DINING ROOM

12' 1" x 11' 4" (3.69m x 3.45m)

### BEDROOM

10' 11" x 10' 8" (3.32m x 3.25m)

### BATHROOM

8' 0" x 5' 5" (2.43m x 1.64m)

## FIRST FLOOR

### LANDING

5' 7" x 3' 2" (1.69m x 0.96m)

### BEDROOM

18' 0" x 13' 2" (5.49m x 4.01m)

### BEDROOM

11' 5" x 11' 1" (3.49m x 3.38m)





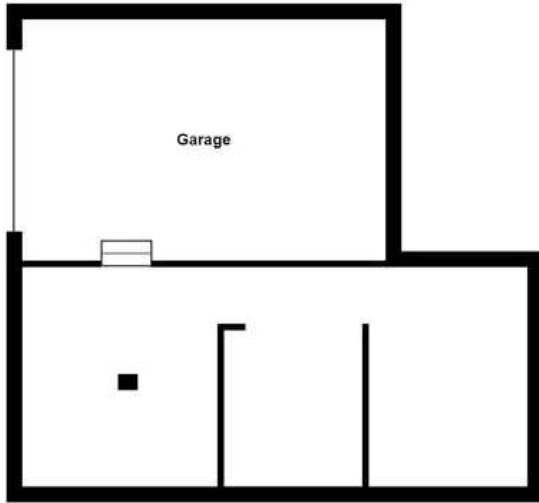




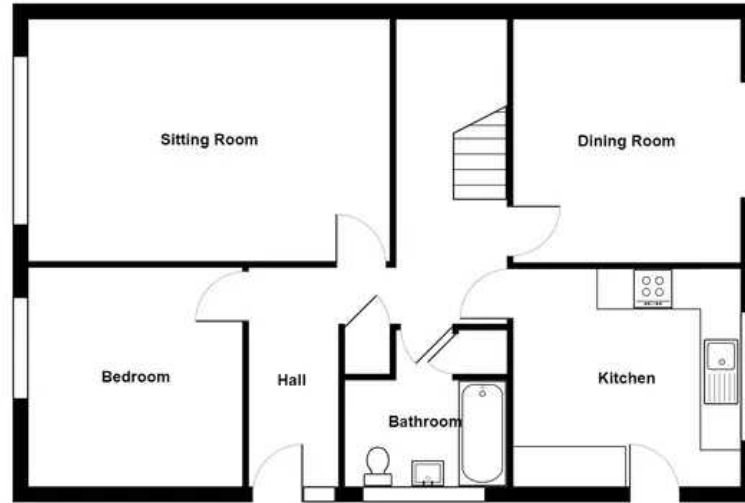




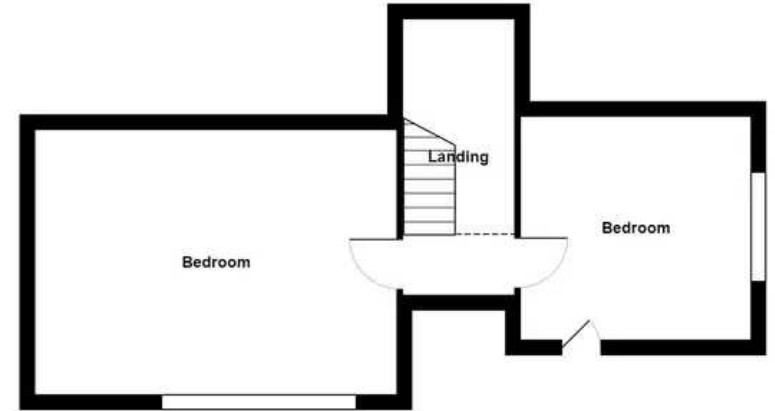




Lower Ground Floor



Ground Floor



First Floor

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For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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## THW Estate Agents

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