



14 Lower Abbotsgate, Kirkby Lonsdale
£365,000



14 Lower Abbotsgate

Kirkby Lonsdale, Carnforth

Located in the highly desirable market town of Kirkby Lonsdale, this attractive three bedroom semi detached home enjoys a fantastic position within easy reach of the town centre, well regarded schools and an abundance of scenic countryside walks right on the doorstep. Known for its charming independent shops, welcoming cafés and strong community feel, Kirkby Lonsdale remains one of the most sought after locations in the South Lakes.

The entrance is to the side, opening into a welcoming hallway. The sitting room is bright and comfortable, offering a cosy yet spacious place to relax. The open plan kitchen diner provides an excellent family space, with plenty of room for both cooking and dining, and double doors leading directly out to the rear garden. The garage has been thoughtfully adapted to create a useful utility and pantry area, while still retaining additional storage.

Upstairs, there are three well proportioned bedrooms, all offering good space and flexibility, two with built in storage. The family bathroom is well presented and serves the property comfortably and also has additional storage space.

Outside, the rear garden is a lovely mix of decking and lawn, creating an ideal space for entertaining or enjoying the outdoors. To the front, there is driveway parking for two vehicles, along with additional visitor parking available within the development.

EPC C. Council tax band currently D.

- Attractive three bedroom semi detached home in sought after Kirkby Lonsdale
- Spacious open plan kitchen diner with patio doors opening onto the rear garden
- Bright and comfortable sitting room with a welcoming feel
- Three well proportioned bedrooms ideal for family living
- Well presented family bathroom
- Generous rear garden with decking and lawn, perfect for outdoor enjoyment
- Driveway parking for two vehicles plus additional visitor parking nearby
- Part converted garage offering useful utility and pantry space alongside storage
- Positioned within a popular residential area with easy access to local amenities
- Excellent location close to countryside walks and the heart of the village

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





HALLWAY

6' 5" x 4' 2" (1.95m x 1.27m)

LIVING ROOM

14' 11" x 10' 8" (4.55m x 3.26m)

KITCHEN / DINER

10' 1" x 7' 6" (3.07m x 2.28m)

HALLWAY

2' 11" x 2' 10" (0.89m x 0.87m)

PANTRY

8' 0" x 8' 0" (2.45m x 2.43m)

LANDING

9' 10" x 2' 10" (3.00m x 0.86m)

BEDROOM

14' 0" x 8' 0" (4.27m x 2.44m)

BEDROOM

13' 0" x 10' 10" (3.95m x 3.30m)

BEDROOM

12' 0" x 9' 11" (3.67m x 3.03m)

BATHROOM

9' 11" x 7' 4" (3.02m x 2.23m)

GARAGE

8' 11" x 8' 0" (2.72m x 2.44m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING C

COUNCIL TAX BAND currently Band D

TENURE: FREEHOLD

IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is a requirement of the Anti-Money Laundering Regulations 2017.



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Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This includes a search of the Land Registry, Local Authority Planning Register, and the Environmental Health Register.









THW Estate Agents

29 Main Street, Kirkby Lonsdale - LA6 2AH

015242 71999 • kirkby@thwestateagents.co.uk • www.thwestateagents.co.uk

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