



Laitha Lodge, Kirkby Lonsdale
£550,000



Laitha Lodge

Kirkby Lonsdale, Carnforth

Occupying a gated plot within Kirkby Lonsdale, Laitha Lodge is a detached bungalow offering spacious accommodation, attractive gardens and generous parking. The property also benefits from a substantial detached outbuilding with full planning permission for developing a custom-made, self-contained annex including a kitchen, 2 bedrooms and a wet room, making it well suited to a variety of buyers.

The accommodation is arranged across a single level and provides comfortable living space throughout. A spacious sitting room offers an inviting environment for everyday living, while the impressive sun room provides valuable additional reception space. The kitchen serves the property well and is complemented by a practical layout suited to modern living.

The bungalow offers three double bedrooms, including a principal bedroom benefitting from en suite shower facilities. A family shower room serves the remaining accommodation, while the layout provides flexible and well balanced living space throughout.

Externally, the property enjoys attractive low maintenance gardens together with a substantial detached outbuilding providing versatile additional space and a WC. The outbuilding offers excellent potential for a variety of uses. A detached timber garage provides further practicality and storage, whilst the gated driveway offers parking for multiple vehicles.

Combining spacious accommodation, versatile additional space and future potential, Laitha Lodge represents an excellent opportunity to acquire a detached bungalow within easy reach of Kirkby Lonsdale's and all amenities.

Council Tax band: F

Tenure: Freehold

SUN ROOM

28' 4" x 9' 5" (8.63m x 2.86m)

LIVING ROOM

16' 10" x 14' 1" (5.12m x 4.29m)

KITCHEN

13' 11" x 9' 7" (4.25m x 2.93m)

HALLWAY

17' 9" x 5' 4" (5.40m x 1.63m)

BEDROOM

12' 7" x 8' 3" (3.84m x 2.52m)

EN SUITE

8' 3" x 2' 6" (2.52m x 0.76m)

BEDROOM

15' 5" x 13' 3" (4.70m x 4.05m)

BEDROOM

10' 9" x 10' 9" (3.28m x 3.27m)

SHOWER ROOM

9' 4" x 5' 11" (2.84m x 1.81m)

OFFICE

19' 2" x 17' 6" (5.83m x 5.34m)

WC

4' 9" x 4' 7" (1.45m x 1.40m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band F

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 includes the following: Anti Money Laundering, Bank of England, HM Revenue & Customs, and the Financial Conduct Authority.





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GARDEN

SECURE GATED

6 Parking Spaces





Ground Floor Building 1

Approximate total area⁽¹⁾

1674 ft²

155.6 m²



Ground Floor Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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