



39 Fairgarth Drive, Kirkby Lonsdale

Asking Price £450,000

Your Local Estate Agents
Thomson Hayton Winkley



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A deceptively spacious semi detached house located in a popular residential area within the heart of Kirkby Lonsdale. Recently extended offering a sitting room, kitchen, five bedrooms, bathroom, additional bathroom plumbed ready for installation, generous gardens and ample driveway parking.







39 FAIRGARTH DRIVE

A well proportioned semi detached house located 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 both the Lake District and Yorkshire Dales National parks and Junction 36 of the M6.

The deceptively spacious accommodation, which has recently been extended by the current owners, briefly comprises entrance hall with cloaks cupboard, sitting room, kitchen, two double bedrooms and a four piece bathroom on the ground floor and three further double bedrooms and a bathroom which has been plumbed ready for installation of a four piece suite on the first floor. The property benefits from double glazing and gas central heating.

Outside offers ample driveway parking and gardens to the front and rear.

GROUND FLOOR

ENTRANCE HALL

6' 10" x 5' 1" (2.10m x 1.55m)

Double glazed door with adjacent double glazed window, radiator, coving.

CLOAKS CUPBOARD

3' 8" x 3' 1" (1.14m x 0.96m)

Lighting, fitted shelving and coat hooks, gas combination boiler.

SITTING ROOM

19' 10" max x 11' 11" max (6.05m x 3.65m)

Double glazed window, two radiators, living flame gas fire to tiled fireplace, coving.

KITCHEN

10' 10" x 10' 8" (3.32m x 3.26m)

Double glazed door to covered porch, double glazed window, radiator, base and wall units, stainless steel sink, space for cooker with extractor hood over, space for fridge freezer and tumble dryer, plumbing for washing machine, recessed spotlights, coving, tiled splashbacks, built in cupboard with lighting and shelving.





INNER HALL

7' 11" x 2' 9" (2.42m x 0.85m)

BEDROOM

15' 4" max x 12' 2" max (4.69m x 3.71m)

Double glazed window, radiator, fitted wardrobes, cupboards and drawers, coving.

BEDROOM

10' 10" x 10' 5" (3.32m x 3.19m)

Double glazed window, radiator, coving.

BATHROOM

8' 1" max x 7' 9" max (2.48m x 2.37m)

Double glazed window, heated towel radiator, four piece suite in white comprises W.C., wash hand basin with tiled splashback, bath with panelled splashback and fully panelled shower cubicle with thermostatic shower fitment.

FIRST FLOOR

LANDING

9' 0" x 3' 4" (2.76m x 1.02m)

Wall light, loft access.

BEDROOM

15' 2" x 11' 9" (4.63m x 3.60m)

Double glazed window, radiator.

BEDROOM

15' 1" x 10' 5" (4.60m x 3.20m)

Double glazed window, radiator.

BEDROOM

15' 1" max x 9' 0" max (4.62m x 2.75m)

Two double glazed Velux windows, radiator, recessed spotlights, eaves storage.

PROPOSED BATHROOM

12' 7" x 7' 3" (3.86m x 2.22m)

Double glazed Velux window, radiator, plumbed for W.C., wash hand basin, bath and shower.

OUTSIDE

The front of the house has ample driveway parking leading to timber gates with an adjacent lawned garden which includes well stocked rockery beds. The side and rear of the property are enclosed offering additional outdoor space, generous lawned garden, water supply and undercroft storage.

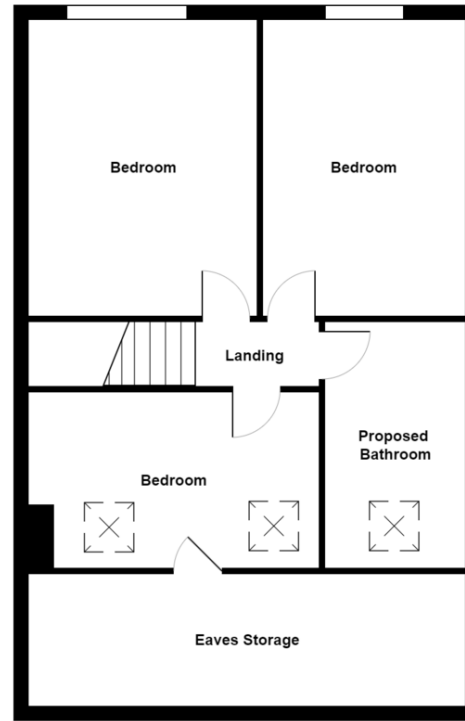
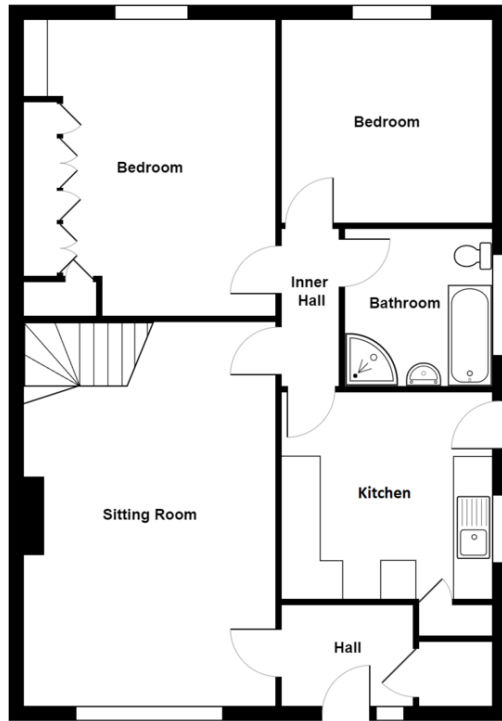
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band D as per the Valuation Office website.





Ground Floor

First Floor

39 Fairgarth Drive, Kirkby Lonsdale

Total Area: 154.7 m² ... 1665 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Important Notice

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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 first left turn onto Fairgarth Drive. Proceed to turn left to find number 39 located on the left.

WHAT3WORDS:

loves.thatched.trams

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