

**Sea View
4 Kirkby Lonsdale Road
Over Kellet
Nr Carnforth
LA6 1DG**



Comprising a 3/4 bedroom rendered dormer bungalow with detached single garage, lawned gardens and ample off road parking in the sought after village of Over Kellet.

Rental Price: £550 per calendar month.

Letting Agents: Richard Turner & Son,
14 Moss End Business Village, Crooklands, Milnthorpe,
Cumbria, LA7 7NU.
Tel: 015395 66800.
Fax: 015395 66801.

Accommodation Comprising: (Full UPVC sealed unit double glazing and gas central heating installed).

Ground Floor:

Reception Hall:
14'9 x 4'7
(4.50m x 1.70m)

Open staircase, centre light, radiator.



Dining Room/Bedroom 4:
11' x 9'2
(3.35m x 2.81m)

Centre light, radiator.

Bedroom 1:
12'9 x 9'11
(3.88m x 3.02m)

Centre light, radiator.



Bathroom:
8'10 x 5'4
(2.70m x 1.63m)

Three piece bathroom suite in white, with shower over bath, tiled walls, centre light, radiator.



Living Room:

16'9 x 11'5
(5.11m x 3.48m)

Gas fire, centre and wall lights, 2 x radiators.



Kitchen:

8'11 x 9'9
(2.72m x 2.97m)

Fitted wall and base units, incorporating stainless steel sink and drainer and Formica work surfaces with tiled splashbacks, plumbing for a washing machine, electric cooker recess, cylinder cupboard, centre light, radiator.



First Floor (in eaves):

Recess/Hall:

7'5 x 4'6
(2.25m x 1.37m)

Centre light.

Bedroom 2:

15'11 x 8'8 (max)
(4.85m x 2.64m (max))

Centre light, shelving, radiator, under eaves storage.



Bedroom 3:
 15'11 x 11'6 (max)
 (4.85m x 3.50m (max))

Centre light, fitted wardrobe, radiator, under eaves storage.



Outside:

Private driveway and lawned gardens to the front and rear of the property. There is a single detached garage constructed with concrete sides and a sheet roof with up and over door.



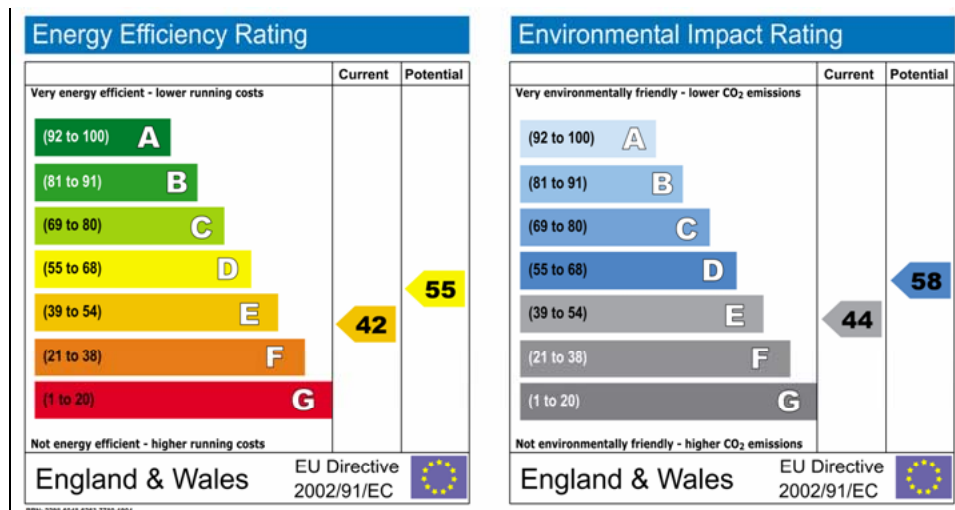
Council Tax Band:

B (verbal enquiry only).

Services:

Comprise mains electricity, water, sewerage and gas.

Energy Performance Certificate



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