



Meadow Sweet  
Carnforth, LA6 1AR

Bungalow - Lodge

Price Guide

£110,000

# Meadow Sweet Carnforth, LA6

Bungalow - Lodge



## Overview

- NO CHAIN
- BEAUTIFULLY PRESENTED THROUGHOUT
- GOOD INVESTMENT FOR A HOLIDAY LET
- ON SITE FISHING
- CLOSE TO THE TOWN OF KIRKBY LONSDALE
- THREE BEDROOMS
- LOVELY HOLIDAY HOME
- SMALL TRANQUIL SITE
- PET FRIENDLY
- WONDERFUL LOCATION

## Selling your home?

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### Entrance

Two Storage Cupboards with one housing the combi boiler, vinyl floor and radiator.

### Open Plan

#### Lounge/Kitchen/Diner

Lounge area with two settees, coffee table, log effect eclectic fire, carpeted floor and double-glazed patio doors opening onto the decked patio area. Dining area with a table and six chairs, radiators.

The kitchen has a beautiful range of fitted cabinets with complimentary work surfaces, an integrated microwave, four four-ring gas hob and eclectic oven, extractor hood, an integrated fridge/freezer, washing machine, dishwasher, stainless steel sink, vinyl floor.

### Bedroom One

Double-glazed window, double bed, side tables, built-in storage cupboards. Walk-in wardrobe with storage and hanging space, carpeted floor and radiator.

### En-Suite Cloakroom

Double-glazed frosted window, vanity unit with inset wash hand

basin, radiator, extractor fan, laminate floor, W.C.

### Bedroom Two

Double glazed window, two single beds and side table, built-in cupboards with hanging space, carpeted floor, radiator.

### Bedroom Three

Double glazed window, two single beds and side table, built-in cupboards with hanging space, carpeted floor, radiator.

### Shower Room

Double-glazed frosted window, shower cubicle with thermostatic shower, vanity unit with inset wash hand basin, heated towel rail, extractor fan, vinyl floor, W.C.

### Useful Information

Two years old in June 2024  
Size 41ft x 14ft. Beverley  
The site fees for 24/25 were £3,488 Including VAT.  
11-month holiday site  
Subletting is allowed  
Gas & electricity are both metered  
Pets are allowed  
Two parking spaces and a garden area.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	B	B
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G
G	G		

England & Wales EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.