



5 Kirklands Road, Over Kellet, Carnforth, LA6 1DP

Offering the perfect blank canvas for a new home owner and boasting stunning views towards the picturesque Morecambe Bay and Lake District hills in the distance, is this charming four bedroom detached bungalow in Over Kellet. Available with no onward chain, the impressive property provides a versatile layout with plenty of potential, along with appealing to a wide range of buyers from retirees to growing families. Internally, the true bungalow briefly comprises of a welcoming entrance hall, a spacious lounge with large feature window over looking the rear garden, a dining area, a fitted kitchen which also houses the recently installed gas central heating boiler, a three piece bathroom suite and four well proportioned bedrooms ranging in size, with boasting an ensuite WC. Externally, a mature garden can be found at the rear, with a central lawn, well stocked flower beds and patio seating area that enjoys the best of the stunning views To the front is a block paved driveway that leads straight into the single garage, along with a second drive area which provides additional off street parking. A desirable location, the charming village of Over Kellet boasts a highly regarded primary school and a country pub, whilst the nearby amenities of Carnforth are only a short distance away, with a variety of local shops along with larger stores such as Booths, Aldi and Tesco, plus, primary and secondary schools, several public houses and a West Coast railway station. For commuters, the M6 motorway also lies within a five minute drive and provides quick access for commuters heading North to Kendal or South to Lancaster, with local bus routes within the village also heading towards Lancaster and Carnforth.



Council tax

Band E

Ground Floor

Entrance Hall

Welcoming entrance hall with a sizeable storage cupboard, radiator and ceiling light. Access to large loft area via hatch and loft ladder.

Lounge

Inviting living room with feature gas fire, large window providing spectacular views towards Morecambe Bay & Warton Crag with radiator and wall lights.

Dining Area

Versatile space currently used as a dining area with patio doors leading out to rear garden, window to side aspect, radiator and ceiling light.

Kitchen

Fitted kitchen with a range of base and wall mounted units, stand alone electric cooker, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, sink and drainer unit. Cupboard housing the recently installed gas central heating boiler, door leading out to side patio and garden, window to side aspect, radiator and ceiling light.

Bathroom

Three piece suite comprising of a panel bath with shower over, low flush WC and vanity unit with wash hand basin. Window to side aspect, towel radiator and ceiling lights.

Bedroom One

Large double bedroom with a range of fitted wardrobes to one side, window to front aspect, radiator and ceiling light.

Bedroom Two

Currently set up as a single bedroom but can fit a double bed with a fitted wardrobe, window to front aspect, radiator and wall & ceiling light.

Bedroom Three

Previous been used as an office but would make an ideal single bedroom with a window to side aspect, radiator and ceiling light.

Bedroom Four

Double bedroom with a window to rear aspect, radiator and

ceiling light. Also provides internal access into the single garage.

En Suite WC

Low flush WC, wash hand basin, window to front aspect and ceiling light.

Single Garage

Electric up and over door to the front, window to side aspect and with power and lighting.

External

Mature garden to the rear with a central lawn and well stocked flower beds, a large patio seating area which enjoys stunning views and a storage shed. Additional well stocked garden area down the side of the property. Vegetable growing area to the very back of the garden (currently covered). To the front is a driveway that leads straight into the single garage, along with a second drive area which in total provides off road parking for at least two vehicles. Outside taps are located by the patio seating area and garage.







Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Most energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>		64	80	Most environmentally friendly - lower CO ₂ emissions (81-91) A (69-80) B (55-68) C (39-54) D (21-38) E (1-20) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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