



7 Meadow View Caravan Park, Nether Kellet, Carnforth, LA6 1HB

Located on an exclusive site the outskirts of the stunning village of Nether Kellet, this beautifully presented property offers buyers all year round living. With spacious open plan living accommodation including a cosy living area, dining area and a kitchen housing a feature range cooker. A large master bedroom with an ensuite WC, as well as second bedroom and family shower room. This impressive rural retreat is offered to the market with no chain and all year round use.

Nestled on a quiet park located in the beautiful Lancashire countryside, this stunning home is surrounded by nature. Sit back and relax from the comfort of your balcony, or on those colder nights, snuggle up in front of the warm fire. Perfectly placed for accessing the Lake District National Park, the Yorkshire Dales and the surrounding fells, with the busy market town of Carnforth the next stop along. With excellent transport links including a local bus service located at the end of the main road, the M6 motorway and Carnforth Train Station a short drive away, as well as a plethora of local shops, supermarkets and eateries.



Layout (With Approx. Dimensions)

Ground Floor

Open Plan Living Dining Kitchen

20'2" x 11'9" (6.15 x 3.60)

A UPVC double glazed frosted door with matching floor to ceiling side windows. This welcoming space opens into the dining kitchen area, with open access to a living space and a door providing access to the bedrooms and shower room.

Kitchen

Fitted with a range of wall and base units with a complementary butchers block style worktop over and sink unit with mixer tap and drainer. Fitted appliances include a four ring gas range cooker, inset in a beautiful cooker surround with an extractor fan above. With plumbing for a washing machine, space for a fridge freezer, a UPVC double glazed window and wooden laminate flooring. This opens into a spacious dining area, with a wooden pine table and four chairs providing the perfect dining space.

Living Area

A beautifully cosy room fitted with a feature electric fireplace, set in a decorative surround with hearth. Fitted with five UPVC double glazed windows, overlooking the decking area to the front and side of the property. With two built-in display cabinets with storage drawers below, two wall lights and two radiators.

Inner Hall

Access from the kitchen leads to an inner hallway, fitted with a built-in storage cupboard housing a gas central heating boiler.

Bedroom One

11'9" x 11'1" (3.60 x 3.40)

A beautiful master suite fitted with a range of built-in storage cupboards with vanity area, matching wall mounted mirror and drawer storage, as well as two matching bedside tables. With two UPVC double glazed windows, a radiator and a door providing access to:

Ensuite WC

Fitted with a two piece suite comprising a WC and a wash

hand basin. With a UPVC double glazed frosted window, a handy storage cupboard with a wall mounted mirror and a radiator.

Bedroom Two

8'9" x 5'6" (2.67 x 1.68)

Originally a twin bedroom, this room is currently a single bedroom. Fitted with a range of overhead storage cupboards, a built-in wardrobe with drawers below and a vanity space with a wall mounted mirror and shelving. With a UPVC double glazed window and a radiator.

Shower Room

7'10" x 6'10" (2.39 x 2.09)

Fitted with a three-piece suite comprising a WC, a wash hand basin and a large shower cubicle, with tiled surround and sliding glass doors. With a UPVC double glazed frosted window, decorative wall panelling, a handy built in storage cupboard and a heated towel rail.

Outside

To the front side of the property, a large composite decking area can be found providing the perfect backdrop for alfresco dining or simply sitting out on a warm summers day. With off-road parking for two cars and a large laid to lawn area to the side proving even more outside space.

Services

Mains electric, bottled gas, mains water and drainage via a shared treatment plant. Maintenance of the tank is the responsibility of the Park Owner.

Tenure

Leasehold - Held on a balance of 50 years from 01.01.2019, with sites fees of £3250.80, payable each year in December and a Local rates and site maintenance fee of approximately £500 to pay each year in June. This fee also includes B4RN internet which is already installed to the property and water rates. Please note: each lodge owner must comply with site rules. A copy of this can be provided by our office. Please contact us for further information.

Viewings

Strictly by appointment with Houseclub Estate Agents, Lancaster.







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