



WATERHOUSE
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7 Springfield Gardens – Nether Kellet





Features

- Four bedrooms, the master with an en-suite
- Open plan kitchen and dining room with access to rear garden
- Low maintenance gardens with views to countryside beyond
- Integrated garage and parking for two vehicles
- Modern, semi detached home

This four bedroom, semi-detached home, located in the picturesque village of Nether Kellet offers the perfect blend of space and modern comfort that would be ideal for a wide range of purchasers. The property provides well-designed spaces and thoughtful features to meet the needs of contemporary living with low maintenance gardens, an integrated garage and parking for two vehicles. Internally the ground floor offers a generously sized living room with a large

picture window that floods the space with natural light, the heart of the home is the open-plan kitchen and dining area ideal for cooking, dining and socialising with direct access to the rear garden. The first floor boasts four bedroom the master is a good size and is complete with an en-suite shower room and the family bathroom to service the other bedrooms. Nether Kellet is a charming village perfect for those who enjoy outdoor activities. It is surrounded by open countryside and

farms, with scenic walking paths leading to nearby Warton Crag and the stunning Arnside and Silverdale AONB. The village has a local primary school, a village hall, a brand new children's play area located adjacent to the village green and is just a short distance from Carnforth, which offers a variety of shops, pubs, eateries and cafes. With all these amenities within easy reach, Nether Kellet is a desirable place to live.



GROUND FLOOR

Living room

The living room is a generously sized space situated just beyond the front entrance. It offers a view of the front of the property and features a gas fireplace with a marble finish, framed by a wooden surround. The room provides access to both the kitchen and a staircase leading to the first floor.

Kitchen/ diner

A sociable open plan space, perfect for entertaining and spending time with loved ones with direct access out to the rear garden. The kitchen offers wooden, farmhouse style base and wall units coupled with dark granite work surfaces and integrated appliances include an induction hob with extractor hood above and a waist height oven and grill above. There is space to accommodate a tall fridge freezer, a washing machine and a dishwasher. A wooden floor flows between the two areas to tie them perfectly together.

Garage

An integrated garage with power, light and water present with an up and over front door and a pedestrian door to the rear allowing access to the garden.



FIRST FLOOR

Bedroom 1

Located above the garage, this good sized double bedroom offers elevated front facing views and access to the en-suite.

En-suite

With fully tiled walls, this en-suite consists of a shower with an electric shower, a WC and a wall mounted hand basin with rear views out over the garden to countryside beyond.

Bedroom 2

A bright double bedroom with rear facing views out to countryside beyond.

Bedroom 3

A front facing bedroom with a built-in, floor to ceiling cupboard for storage as well as an over the stairs cupboard, perfect for a wealth of storage.

Bedroom 4

A single bedroom that could also be used as a nursery, office or dressing room with front facing views.

Bathroom

A neutral and modern bathroom with a bath and overhead, mains fed shower and a concealed cistern WC and hand basin both within a sleek vanity unit. With oversized tiled splashbacks and a window allowing natural light to illuminate the space and framing the countryside views beyond.

Externally

At the front of the property, you'll find an allocated parking space in front of a low, stone wall, with steps that lead invitingly up to the front door. An elevated, low-maintenance garden features a lawn and a cosy seating area, perfect for enjoying the peace and quiet. To the side, the block-paved driveway leads up to the integrated garage and a pathway grants access in to the rear garden. The tiered rear garden offers a secure and private outdoor space, enclosed by fencing and hedges. A patio sits directly outside the property, perfectly suited for al fresco dining, with ample room for a table and chairs. A couple of steps lead up to a rockery, which adds a touch of natural beauty, and a further lawned area - great for gardening enthusiasts.



Useful Information

House built - 2000.

Tenure - Freehold.

Council tax band - Lancaster City Council - D.

Heating - gas boiler installed September 2024

Drainage - Mains.

New bathroom 2021.

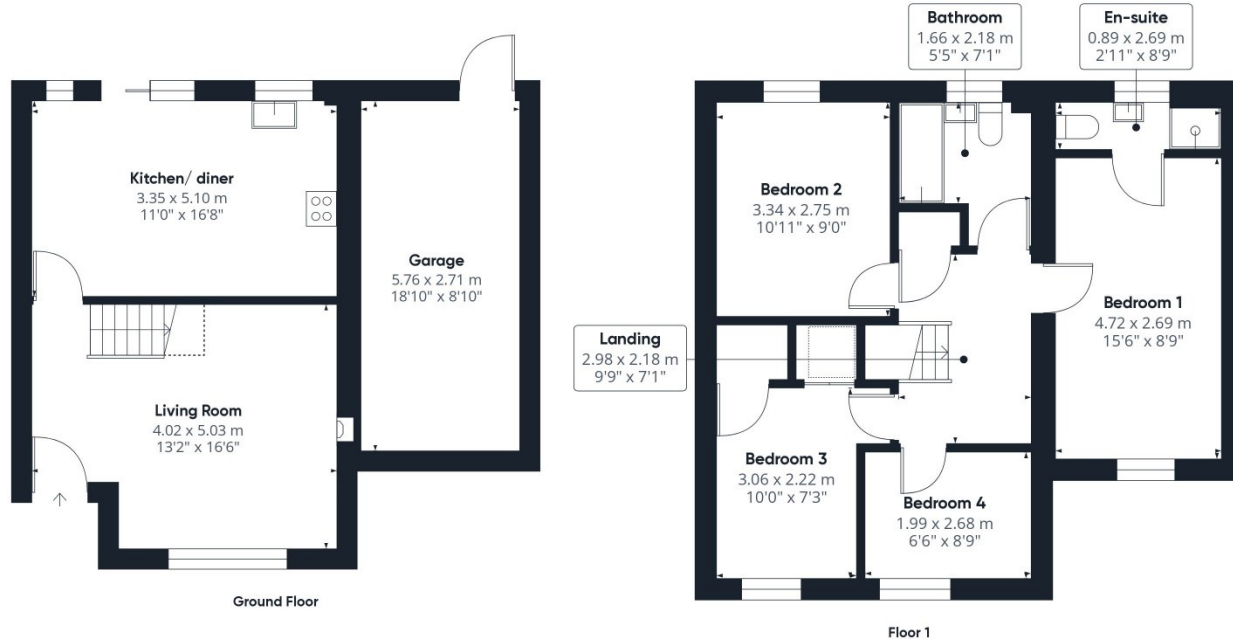
What3Words location - [///altitude.digs.relatives](https://www.what3words.com/altitude.digs.relatives).



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Approximate total area⁽¹⁾

100.8 m²
1085 ft²

Reduced headroom

0.68 m²
7.29 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Waterhouse Estate Agents
10 Park Road, Milnthorpe
LA7 7AD
Tel: 01524 760048

info@waterhouseestates.co.uk
www.waterhouseestates.co.uk



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