



8 The Meadows, Hornby, LA2 8BF

Price Guide £375,000

Available with no chain, here we have a good-sized 3 double bedroom, semi-detached family home located on the edge of the popular village of Hornby.

The development dates back to 2020 and enjoys views to open country. Benefitting from a large integral garage, there is an en-suite and wardrobe area to bed 1; generous contemporary kitchen/diner and B4RN ultrafast fibre broadband connection.

It's just a short walk into the village centre where facilities include a pub, shop, Post Office, primary school and swimming pool. Excellent secondary education options are available at both Kirkby Lonsdale and Lancaster.

8 The Meadows



In brief, the ground floor accommodation comprises: entrance hall; cloakroom; living room with large under stair cupboard; contemporary kitchen/diner with access to large integral garage and utility area.

On the first floor, a generous landing with storage provides access to the house bathroom and 3 double bedrooms. Bedroom 1 has fitted wardrobes and an en-suite shower room.

Outside, there is driveway parking for 2 cars and a lawned garden to the front aspect. Pleasant gardens to the rear with patio seating, established beds, lawn and lovely views to open country.

Location

Hornby is a beautiful village with an historic castle and a good range of amenities including, shop, post office and tearoom, popular pub, primary school and swimming pool. This is a great community with many local events. Further amenities are available at the nearby market town of Kirkby Lonsdale, including a Booths supermarket. Lancaster and the M6 are 10 miles away and both the Yorkshire Dales and Lake District National Parks can be easily reached for great days out in stunning countryside. Lancaster has a mainline train station. Excellent secondary schooling options available at QES, Kirkby Lonsdale, Ripley St. Thomas, Lancaster Girls' Grammar School and Lancaster Royal Grammar.

Property Information

Tenure: Freehold. Council Tax Band D. All mains services with gas central heating. UPVC double glazing throughout. B4RN fibre broadband.

Living Room 14'10" x 14'0" (4.52m x 4.27m)



Family living room with window to the front aspect. Large under stair storage cupboard with light. Carpet. Radiator. French Doors to kitchen/diner.

Kitchen/Diner 10'11" x 17'4" (3.33m x 5.29m)



Contemporary kitchen/diner with window and French Doors to the rear aspect. Range of wall and base mounted units with complimentary worktops. Sink with drainer. Integral oven and hob with extractor over. Integral appliances including: fridge, freezer and dishwasher. Dining area. Tiled flooring. Radiator. Access to integral garage.

Garage



Generous integral garage with remote activated shutter door to the front aspect and door to rear garden. Worktop with sink and drainer. Plumbing for washing machine. Space for dryer and fridge freezers.

Hall



Entrance hall with door to the front aspect and window to the side. Coat hooks. Consumer unit. Fitted doormat. Carpet. Radiator.

WC



Ground floor cloakroom with window to the front aspect. Pedestal wash hand basin. WC. Extractor. Carpet. Heated towel rail.

Landing



Generous landing with large storage cupboard. Access to loft via pull-down ladder. Carpet. Radiator.

Bedroom 1 12'8" x 10'2" (3.87m x 3.10m)



Double bedroom with window to the front aspect and countryside views. 2 fitted double wardrobes. Loft inspection hatch. Carpet. Radiator. Access to en-suite.

En-suite



Bedroom 1 en-suite with window to the rear aspect. Shower. Wash hand basin. WC. Extractor. Tiled floor. Heated towel rail.

Bedroom 2 17'8" x 8'10" (5.39m x 2.70m)



Good-sized double bedroom with window to the front aspect. Carpet. Radiator.

Bedroom 3 8'0" x 17'5" (2.45m x 5.30m)



Another double bedroom with 2 windows to the rear aspect and countryside views. Carpet. Radiator.

Bathroom 8'2" x 8'0" (2.49m x 2.45m)



Contemporary house bathroom with window

to the front aspect. Bath. Separate shower. Wash hand basin. WC. Extractor. Tiled flooring. Heated towel rail.

Outside



Lawned garden to the front aspect, with gated access to rear. Pleasant rear garden with patio seating areas, established beds and lawn. Seating area with lovely views to fields.

Parking

Driveway parking for 2 vehicles to the front aspect.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our

local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

FISHER HOPPER

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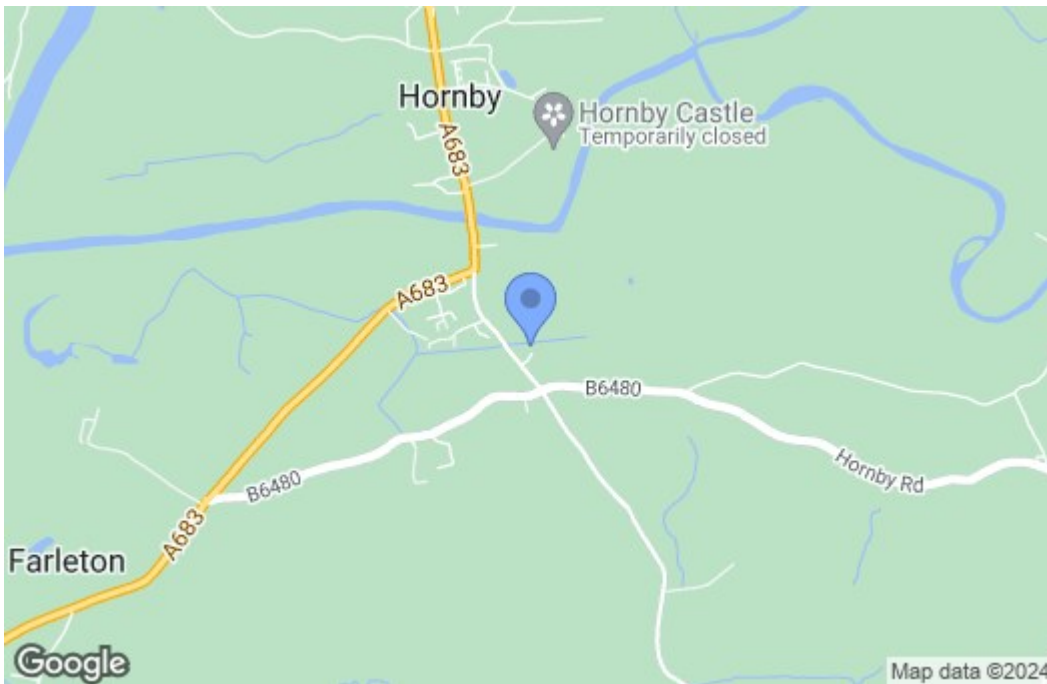
FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Area Map



Energy Efficiency Graph

