



2 Bay View, Over Kellet, Carnforth,
Lancashire, LA6 1DR

2, Bay View, Over Kellet, Carnforth

The property at a glance **3** **1** **1**

- Detached Bungalow
- Three Bedrooms
- Fitted Kitchen
- Spacious Reception Room
- Shower Room & Separate WC
- Front & Rear Gardens
- Off Road Parking & Garage
- Freehold
- Council Tax Band D
- EPC Rating: D

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£335,000

Get to know the property



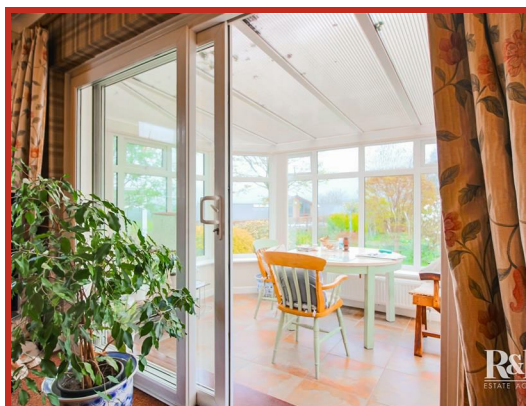
Occupying a large corner plot with large garden and having 3 bedrooms, generous living & a conservatory means space for everyone! Garage & Parking!

This detached bungalow enjoys a generous corner plot and has an impressive and expansive garden to three sides perfect for any keen gardeners. There are stunning views over the bay to the Lakeland Fells and Warton Crag. The double glazed front door opens to a wide, welcoming hallway. Walnut wood effect flooring is both appealing and functional for a busy home.

The living room is spacious and light with natural light flowing from both the large sliding conservatory doors and the side window. There is a focal fireplace and the room opens to the rear to a large, bright conservatory. The views over the large rear garden are idyllic and there are views over Morecambe Bay, towards the Lakeland Fells and Warton Crag. The conservatory offers space to dine although in the past one of the three bedrooms has also been used as a formal dining room. The kitchen has a generous range of cabinets in a warm cherry wood tone. These are complemented by the dark, granite work top. The kitchen enjoys integrated appliances including a Bosch hob, Belling double oven, Bosch extractor hood, Bosch Fridge, Bosch Freezer and integrated Becko washing machine. There is plumbing and space for a dish washer. The back door opens to the garden.

There are three double bedrooms. The master bedroom enjoys built in wardrobes. The third bedroom is used as an office. The bungalow has a modern shower room with spacious corner shower enclosure and a hand basin. There is also a separate WC and hand basin. The bungalow has benefits from gas central heating and all radiators have thermostatic valves.

Externally the property has a garage with electricity and water supplies. Block paved driveway.





Ground Floor

Entrance Hallway

3.81m x 1.98m (12'6 x 6'6)

Entrance door, central heating radiator, coving, Karndean flooring and doors to three bedrooms, reception room, kitchen, shower room and WC.

WC

1.65m x 0.89m (5'5 x 2'11)

UPVC double glazed frosted window, dual flush WC, wash basin, tiled elevations and tiled flooring.

Shower Room

1.78m x 1.65m (5'10 x 5'5)

UPVC double glazed frosted window, central heating radiator, corner direct feed shower unit, tiled elevations and tiled flooring.

Kitchen

4.32m x 2.59m (14'2 x 8'6)

UPVC double glazed windows, central heating radiator, range of wall and base units with granite effect surfaces and tiled splashbacks, inset sink with draining ridges and mixer tap, oven and grill in a high rise unit, four ring gas hob, plumbing for dishwasher, integrated fridge freezer, terracotta tiled flooring and UPVC double glazed door to the rear.

Bedroom One

4.47m x 3.51m (14'8 x 11'6)

UPVC double glazed window, central heating radiator, fitted wardrobes and coving.

Bedroom Two

4.32m x 2.92m (14'2 x 9'7)

UPVC double glazed window, central heating radiator, picture rail and coving.

Bedroom Three

3.58m x 2.49m (11'9 x 8'2)

UPVC double glazed window, central heating radiator and coving.

Reception Room

5.11m x 3.51m (16'9 x 11'6)

UPVC double glazed window, central heating radiator, electric fire with tiled surround, television point, alcove storage, coving and UPVC double glazed sliding doors to the conservatory.

Conservatory

3.94m x 2.64m (12'11 x 8'8)

UPVC double glazed windows, central heating radiator, sloped polycarbonate roof, tiled flooring and UPVC double glazed French doors to the rear.

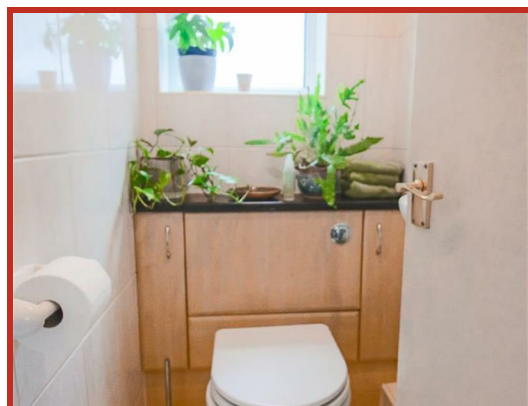
External

Front

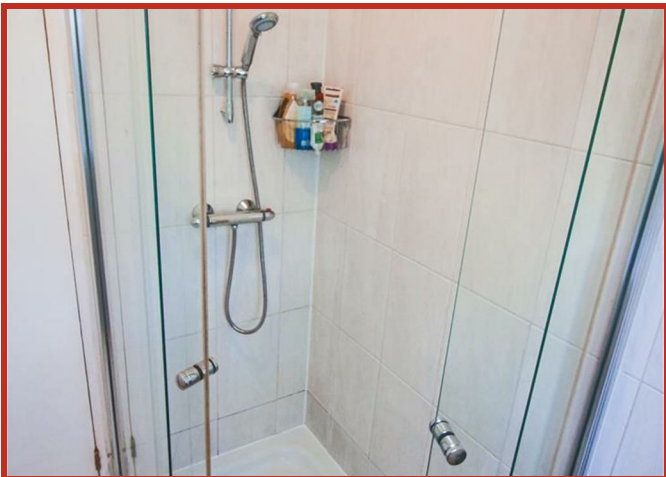
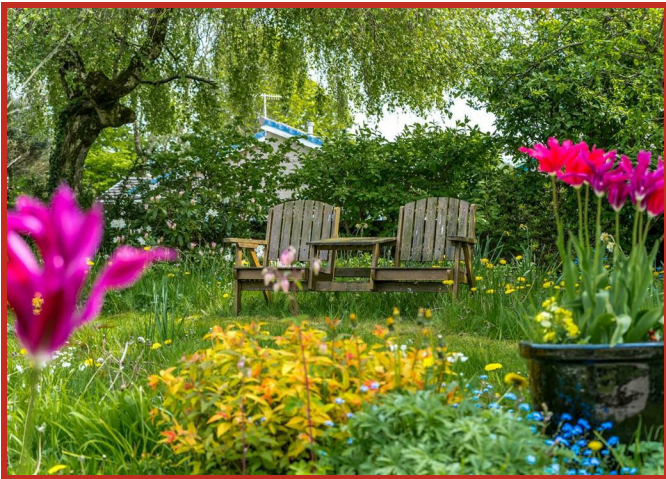
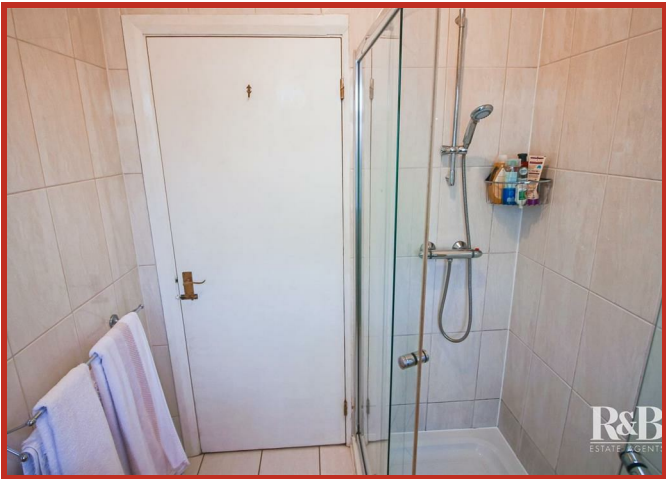
Laid to lawn and planted garden with paved pathway to the front door.

Rear

Laid to lawn and planted garden with paving and a greenhouse. There is also a driveway providing off road parking leading to the garage.



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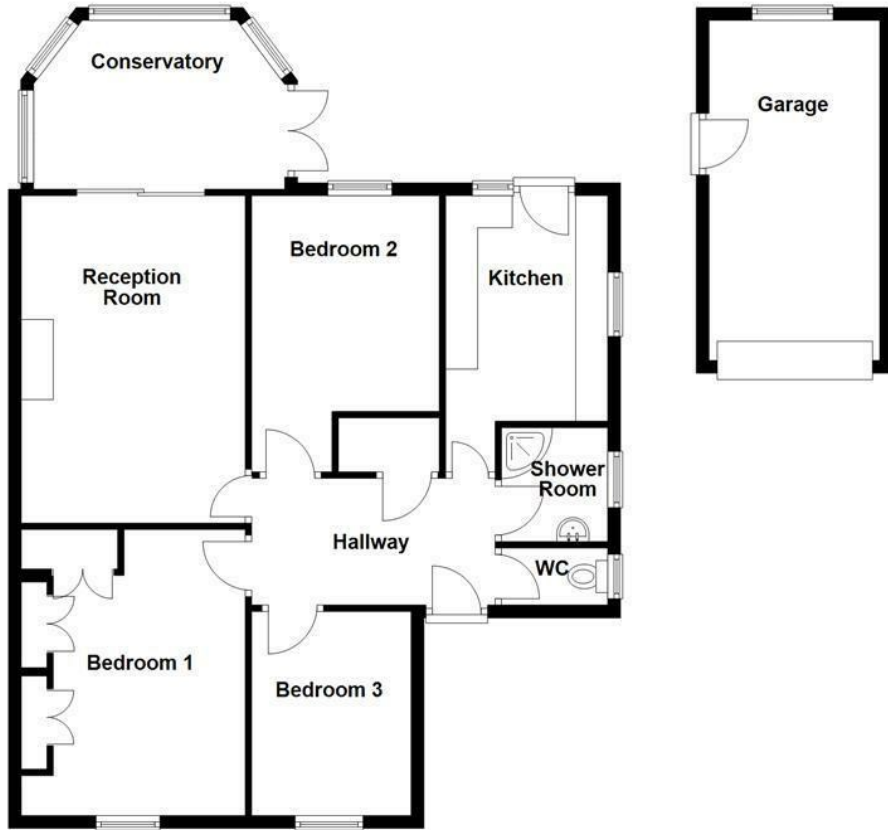
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Ground Floor



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



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