



11 The Herb Gardens, Arkholme
£420,000 Freehold



11 The Herb Gardens

Arkholme

A well presented family home situated towards the head of an attractive cul-de-sac in the heart of Arkholme village. The property is connected to the B4RN superfast internet which makes it perfect for remote/home working. Arkholme village is a desirable location where the amenities include a village hall, 'walk to' primary school, church and public house. There is a good choice of primary and secondary schools locally, including the Queen Elizabeth School and Lancaster Grammar School, and the market town of Kirkby Lonsdale is just a short drive away. The M6 motorway and Lake District and Yorkshire Dales National Parks are also within easy reach.

The accommodation, which is laid to three floors, briefly comprises of an entrance hall, generous double bedroom, bathroom, study and a utility room with access to the garage on the ground floor. The first floor offers three generous double bedroom one with an en suite and dressing room and a family bathroom. The kitchen, dining and living space is on the second floor. The property benefits from B4RN, modern fittings and fitments, has double glazing and gas central heating.

Outside has off road parking to the front of the garage, guest parking within the cul-de-sac and a well presented enclosed rear garden.

GROUND FLOOR

ENTRANCE HALL

11' 11" x 8' 0" (3.62m x 2.43m)

Both max. Double glazed door, double glazed window, wood flooring.

BEDROOM

15' 8" x 11' 7" (4.77m x 3.52m)

Both max. Two double glazed windows, radiator, wood flooring.

STUDY

11' 6" x 7' 9" (3.51m x 2.37m)

Both max. Double glazed window, radiator, wood flooring.

BATHROOM

7' 4" x 5' 5" (2.24m x 1.66m)

Both max. Heated towel radiator, three piece suite comprises W.C. wash hand basin, fully tiled shower cubicle with thermostatic shower fitment, partial tiling to walls, tiled flooring.

UTILITY ROOM

16' 0" x 15' 3" (4.89m x 4.66m)

Both max. Radiator, base units, stainless steel sink, plumbing for washer dryer, gas combination boiler, built in cupboard housing hot water tank, tiled flooring.

FIRST FLOOR

BEDROOM

17' 6" x 13' 6" (5.33m x 4.12m)

Both max. Two double glazed windows with shutters, radiator.

DRESSING ROOM

7' 10" x 6' 11" (2.39m x 2.12m)

Both max. Radiator, two built in wardrobes.

EN-SUITE

9' 9" x 7' 7" (2.98m x 2.32m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully tiled shower cubicle with thermostatic shower fitment, partial tiling to walls, recessed spotlights, tiled flooring.





BEDROOM

13' 5" x 11' 1" (4.08m x 3.39m)

Both max. Double glazed window with shutters, radiator, built in wardrobe.

BEDROOM

12' 6" x 12' 1" (3.80m x 3.69m)

Both max. Double glazed window with shutters, radiator, built in wardrobe.

BATHROOM

9' 1" x 8' 7" (2.78m x 2.62m)

Both max. Double glazed window, heated towel radiator, four piece suite comprises W.C. wash hand basin to vanity and bath, fully tiled shower cubicle with thermostatic shower fitment, partial tiling to walls, tiled flooring.

LANDING

15' 7" x 6' 1" (4.75m x 1.85m)

Both max. Radiator.

SECOND FLOOR

OPEN PLAN LIVING AREA

37' 0" x 20' 2" (11.29m x 6.14m)

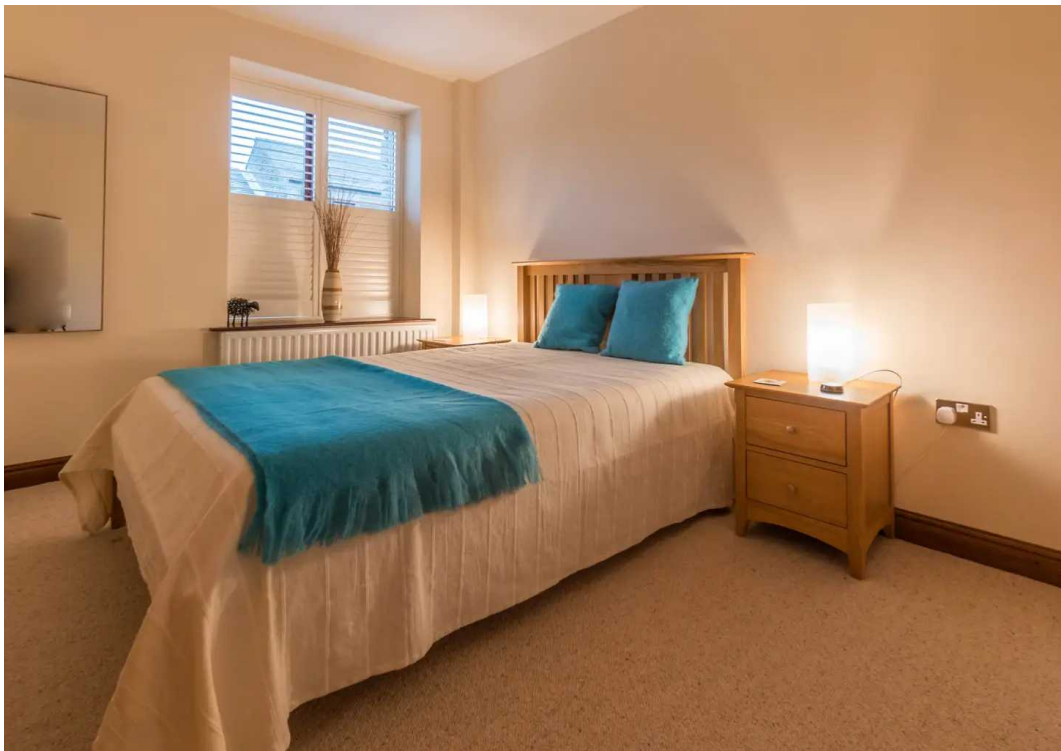
Both max. Double glazed windows, four radiators, gas stove to feature fireplace, good range of base and wall units, stainless steel sink, integrated double oven, integrated fridge freezer, integrated dishwasher, gas hob with extractor/filter over, tiled splashback, recessed spotlights, tiled flooring.

LANDING

11' 4" x 3' 8" (3.45m x 1.12m)

Both max. Double glazed sky light.





OUTSIDE

A well kept enclosed garden to the rear and side of the property with two lawns which are surrounded by well established trees and hedges. There is ample driveway parking.

GARAGE

20' 43" x 9' 7" (6.23m x 2.96m) Up and over door, light and power.

EPC RATING C

SERVICES

Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND E

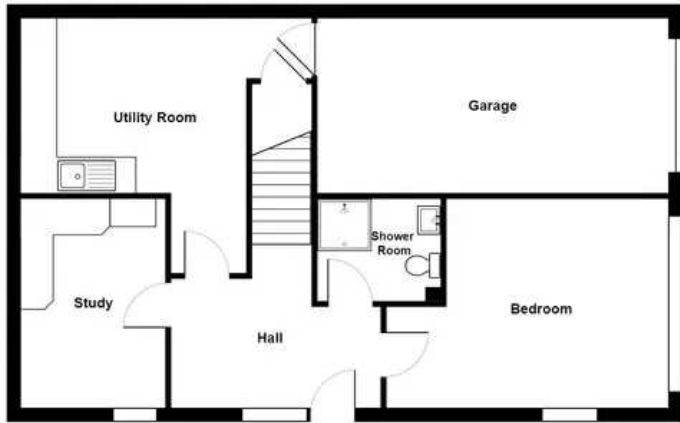
TENURE: FREEHOLD

DIRECTIONS

From Kirkby Lonsdale office proceed along Main Street to the junction with the A65, turn left and take the first right turn onto the B6254 signposted Whittington/Carnforth. Proceed through Whittington and on to Arkholme. Pass the village hall and turn left in to Main Street then take the first right on to the Herb Gardens with number 11 being located on the right towards the head of the cul-de-sac.

WHAT3WORDS: zinc.screen.palm

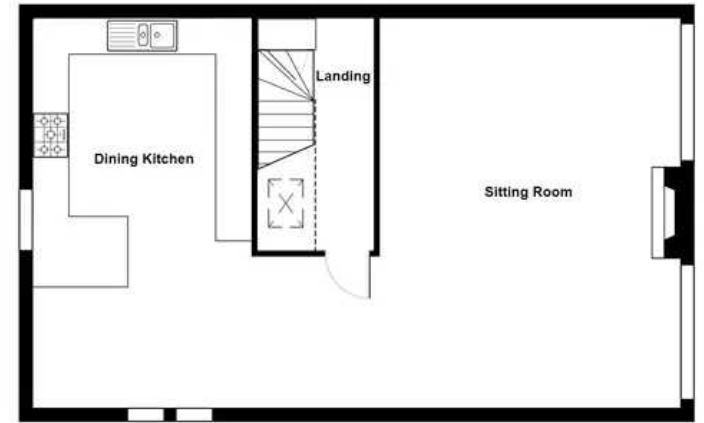




Ground Floor



First Floor



Second Floor

11 The Herb Gardens, Arkholme, Carnforth

Total Area: 216.7 m² ... 2332 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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