

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Whittington

£425,000

7 Loyne Park, Whittington, Carnforth, LA6 2NL

Both well presented and well appointed, this detached family home offers attractive well laid out accommodation including four bedrooms and two bathrooms with living room and separate dining/day room with access to the mature gardens, whilst keeping in an excellent, well screened position in this popular development.

Quick Overview

Detached Home
Four Bedroom and Two Bathroom
Newly Fitted Kitchen and Bathroom
Ready To Move-In
Sought After Village Location
Views over looking fields
Private Parking for 2 Cars
Gardens to Front and Side
Integral Garage
Ultrafast Broadband (1000Mbps)



4



3



2



TBC



B4RN
Broadband



Off Road
Parking

Property Reference: KL3355



Kitchen



Living Room



Cloakroom

Property Overview

This superb detached home is ideal for any growing family. Situated on a quiet cul-de-sac in the pretty village of Whittington, with only a short five-minute drive to the popular market town Kirkby Lonsdale.

Built in the late 90s this property is beautifully presented with well-maintained gardens to the front and side that include mature plants and shrubs.

Entering through the newly fitted front door into the hallway, immediately you gain a sense of warmth and contentment. Off the hall you will find a downstairs WC containing a low-level WC, handwash basin with additional space to house washing machine and dryer. The living room to your left, neutrally decorated with the double-glazed windows to the front overlooking the front garden, offering a light and airy space that includes an electric fire, perfect for those colder months.

Follow back through into the dining room, the double-glazed window to the front aspect and patio door that provide access to the garden introduce floods of natural day light, currently used as a part sitting room, taking full advantage of the gorgeous views across the fields. The newly fitted kitchen creates a contemporary style within the home, consisting of modern wall and base units and a complimentary worktop. Furnished with a Bosch oven / grill, four ring induction hob, extractor over and tiled splash back with plumbing for dishwasher and space for fridge. From the kitchen you can access the rear of the property that follows round to the garden and parking. The integral garage can also be entered via the kitchen.

Upstairs you will find four bedrooms and a family bathroom, the first of the bedrooms is the largest offering a large area to hold a king-size bed and any extra furniture you may need, also includes a 3-piece ensuite consisting of a low-level WC, hand wash basin and a walk-in shower. The next bedroom is across the landing, again presenting a large room with views overlooking the front plus access to large eaves storage. The two smaller rooms, one currently used as an office and the other as a shared single bedroom and study. The family bathroom, again newly fitted creating a modern look and feel, comprising of a low-level WC, vanity sink, bath with shower attachment and cabinets.

Location

From Kirkby Lonsdale take the B6254 south towards Arkholme and Carnforth. As you come into Whittington take the right turn into Loyne Park and number 7 is directly in front.

Loyne park is situated in heart of Whittington with easy access to popular market towns such as Kirkby Lonsdale and Ingletton. Plus within driving distance to both The Lake District and Yorkshire Dale National Parks. If schooling is of interest there are plenty too choose from with Queen Elizabeth School in Kirkby, Casterton Sedbergh Preparatory, Sedbergh School, Lancaster Boys and Girls Grammar and Lancaster University.



Kitchen



Dining Room



Bedroom One



Bedroom Two



Bedroom Three



Study

Accommodation (with approximate dimensions):

Living Room 16' 0" x 11' 7" (4.88m x 3.53m)

Dining Room 12' 2" x 9' 10" (3.71m x 3m)

Kitchen 12' 10" x 8' 1" (3.91m x 2.46m)

Bedroom One 16' 0" x 11' 8" (4.88m x 3.56m)

Bedroom Two 13' 0" x 12' 2" (3.96m x 3.71m)

Bedroom Three 9' 3" x 7' 9" (2.82m x 2.36m)

Bedroom Four / Office 10' 0" x 5' 9" (3.05m x 1.75m)

Garage 18' 3" x 9' 3" (5.56m x 2.82m)

Property Information:

Outside: This property benefits from two private parking spaces to the side of the property. The well stocked garden boasts a lovely setting with views over looking fields and Barbon fell, the grass lawn is perfect for children to play and a graveled / patio area for outdoor seating to enjoy those warm summer evenings. Carry on round you'll meet the front garden again well stocked with mature shrubs, plants and flowers, plus a pond equipped with fish and wildlife.

Services: Mains gas, water, drainage and electricity.

Tenure: Freehold

Council Tax: Band E - Lancaster District Council

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewings: Strictly by appointment with Hackney & Leigh Kirkby Office.



Bedroom One



Bathroom



Garden



Views

Request a Viewing Online or Call 015242 72111

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015242 72111** or request online.



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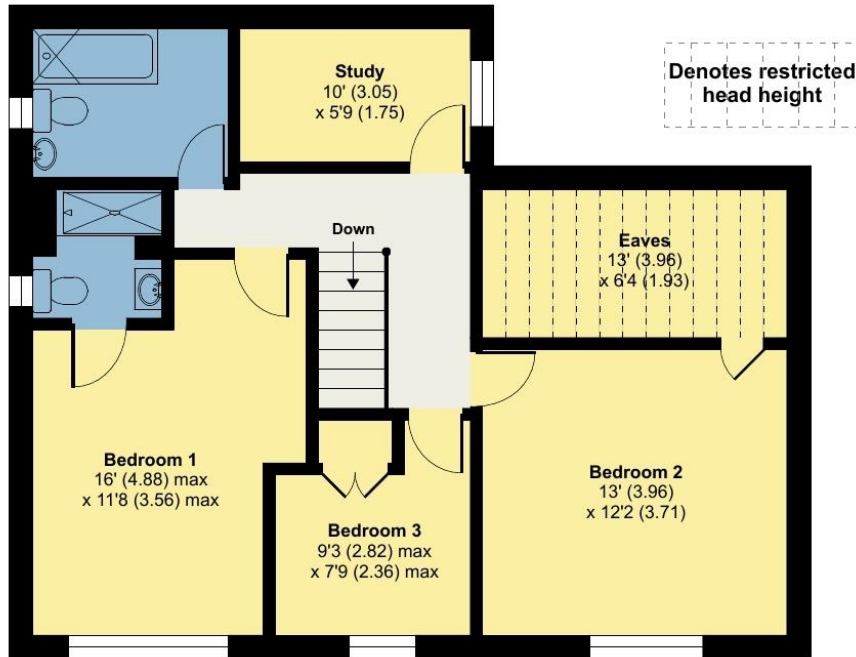
Loyne Park, Whittington, Carnforth, LA6

Approximate Area = 1384 sq ft / 128.6 sq m (includes garage)

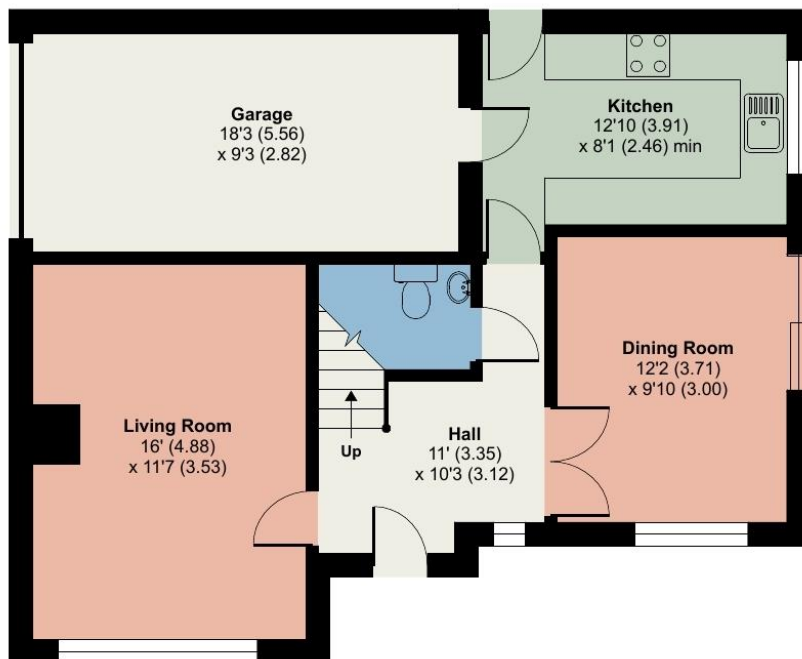
Limited Use Area(s) = 92 sq ft / 8.5 sq m

Total = 1476 sq ft / 137.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntxecom 2022. Produced for Hackney & Leigh. REF: 900091

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