



## Casterton

£425,000

2 Crookenden Row, Low Wood, Casterton, Carnforth, LA6 2FU

2 Crookenden Row presents a delightful, modern three bedroom home within the sought after village of Casterton. Boasting contemporary living with modern décor and traditional features with exposed stone and beams, this property would be suitable for a range of buyers, from growing families to retirees alike.

With the well proportioned accommodation spread over three floors, the first floor welcomes you into the entrance hall and enjoys an open plan living/dining room with kitchen and adjoining utility. The ground floor boasts two double bedrooms, one of which currently used as a dining room, along with a three piece bathroom suite and under stairs storage. Finally, the first floor boasts an attractive master bedroom with en suite shower room. Off road parking and a landscaped rear garden complete the picture.

### Quick Overview

Delightful Mid Terraced Cottage  
Three Bedrooms & Two Bathrooms  
Modern Living  
Peaceful Village Location  
Generous, Well Appointed Accommodation  
Flexible Living to Suit a Range of buyers  
Easy Access to Local Schools  
Low Maintenance, Landscaped Garden  
Allocated Parking  
B4RN Broadband Available



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B4RN  
Broadband\*



Off Road  
Parking

Property Reference: KL3568



Open Plan Living/Dining Room



Open Plan Living/Dining Room



Open Plan Living/Dining Room



Kitchen

## Property Overview

Step through the door into the entrance hall, where the contemporary feel to this home is immediately apparent with the exposed stone and beams welcoming you in. With access to the other floors, there is also space for hanging coats and storing shoes.

Firstly, you are lead into the generous open plan living/dining room, with rear aspect windows overlooking the garden and ample space for hosting friends and family all year round. The kitchen seamlessly adjoins, with attractive tiled flooring and being well fitted with wall and base units, complementary work tops and upstand and a stainless steel sink with drainer. Integrated appliances include a fridge/freezer, along with a Neff oven, microwave and dishwasher. The tiled floor continues into the utility, where there is space and plumbing for a washing machine and drier, as well as housing the Vaillant boiler.

Back into the hallway, follow the stairs to the first floor onto the attractive gallery landing. Filled with light from the Velux windows, you are welcomed into bedroom one; an attractive master suite with ample space for a large bed and additional furniture as desired, with a modern en suite comprising a corner shower, W.C., wall hung sink and heated towel radiator.

Finally, the ground floor enjoys access into the garden, with a large hallway and handy under stairs cupboard for storing essentials, and access into the two double bedrooms. bedroom two, currently a second sitting/dining room enjoys windows to the rear with ample space for a double bed and furniture to suit. Bedroom two is a smaller double positioned to the front aspect, with a modern feel and space for additional furniture. There is also an attractive family bathroom, comprising a bath with shower over, wall hung sink, W.C. and complementary part tiled walls to finish.

Completing the picture is the landscaped rear garden; enjoying planted borders with gravel and patio areas, ideal for outdoor seating and gated access onto the parking area. There is also a handy store for housing gardening essentials.

## Accommodation (with approximate dimensions)

### Ground Floor

**Bedroom Two** 19' 0" x 10' 7" (5.79m x 3.23m)

**Bedroom Three** 12' 10" x 7' 9" (3.91m x 2.36m)





Open Plan Living/Dining Room



Kitchen



Bedroom One



Dining Room/Bedroom Two



Bedroom Three



Bathroom

## First Floor

**Living/Dining Room** 18' 9" x 17' 11" (5.72m x 5.46m)

**Kitchen** 9' 9" x 8' 3" (2.97m x 2.51m)

**Utility** 8' 4" x 4' 1" (2.54m x 1.24m)

## Second Floor

**Bedroom One** 17' 3" x 14' 6" (5.26m x 4.42m)

## Parking

A gravelled parking area provides off road parking.

## Services

Mains gas, water, drainage and electricity.

## Council Tax

Westmorland and Furness Council. Band E.

## Tenure

Freehold. Vacant possession upon completion. There is a management company for the upkeep of communal areas, external lighting and parking. The cost is tbc.

## 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.

**What3Words Location** ///economics.speakers.mindset

**N.B** There is a 10 year Latent Defects Warranty in place from 2020.

## Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).





Bedroom One



Ensuite Shower Room





Garden



Elevated Rear Aspect

[Request a Viewing Online](#) or Call 015242 72111



## Meet the Team

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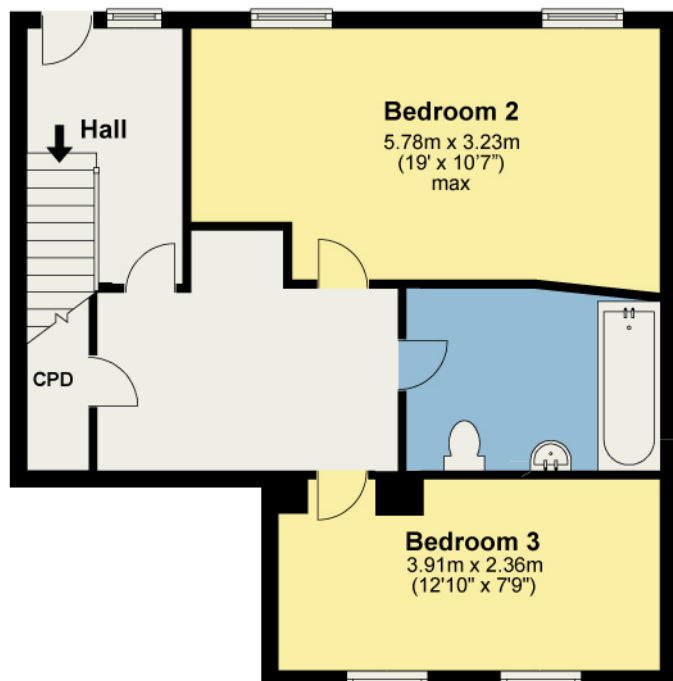
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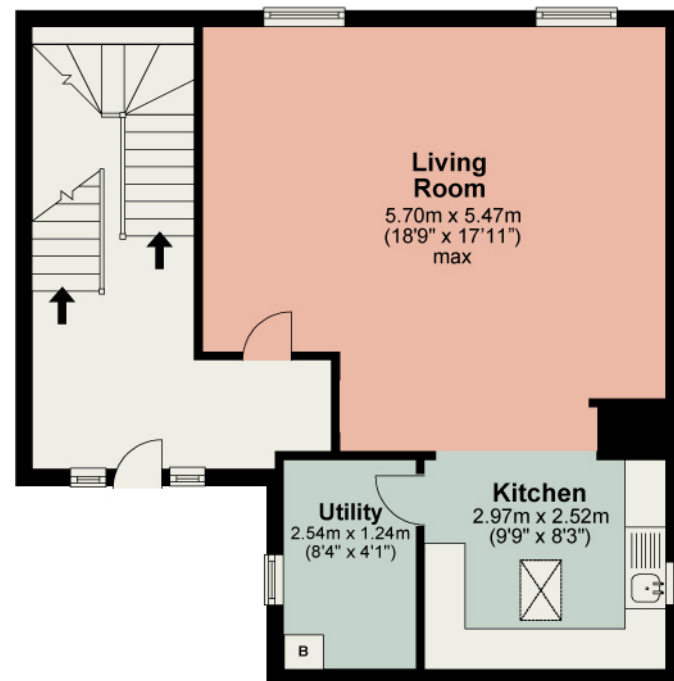
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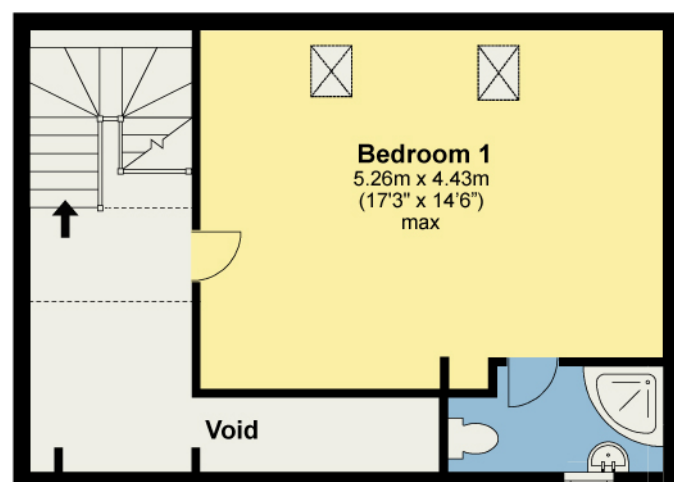
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 146.1 sq. metres (1573.0 sq. feet)

For illustrative purposes only. Not to scale. REF: KL3116

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