



Whittington

£215,000

5 The Maltings, Whittington, Carnforth, LA6 2NJ

Welcome to 5 The Maltings, a well-presented end-terrace property located in a quiet residential development in the sought-after village of Whittington. With allocated parking, an enclosed patio garden, and field views, this home offers a fantastic opportunity for first-time buyers, downsizers or investors, and is offered with no onward chain.

Quick Overview

End-Terrace Home
Well Proportioned Accommodation
Living Room & Adjoining Sun Room
Neural Décor Throughout
Enclosed Rear Patio
Countryside Views
Ideal First Time Buy
Allocated Parking
No Onward Chain
Ultrafast Broadband Available



2



1



1



D



Ultrafast
Broadband*



Allocated
Parking

Property Reference: KL3629



Kitchen/Dining Room



Living Room



Conservatory



Patio

Whittington itself is a picturesque village in the Lune Valley, offering peaceful rural living and countryside views. Surrounded by scenic walks and open farmland, it's ideal for nature lovers and those seeking a quieter pace of life.

Despite its tranquil setting, Whittington is just a short drive from Carnforth and Kirkby Lonsdale, offering local shops, pubs, and amenities. With easy access to the A65 and M6, it's well connected to Lancaster, the Lake District, and beyond.

Step into the entrance porch, providing useful space for coats and shoes, before entering the kitchen which features a range of wall and base units, complementary worktops, tiled splashbacks, a stainless steel sink and drainer, and space for undercounter appliances. There's also room for a dining table.

From the kitchen, a door opens into the light and bright living room, benefitting from dual aspect windows, an electric fire, and an understairs cupboard for additional storage. Double doors lead into the sun room; a peaceful space to relax, with patio doors opening out to the garden and enjoying open views across the fields behind.

Stairs lead from the kitchen to the first floor, where you'll find two bedrooms. Bedroom one is a generous double room to the front, with ample space for furniture. Bedroom two is a single room to the rear, perfect for a home office or nursery, with lovely views over the surrounding countryside. The family bathroom comprises a W.C., pedestal wash basin, bath with shower over and a partly tiled surround.

The property is neutrally decorated throughout, making it move-in ready while still offering the opportunity for a new owner to put their own stamp on it.

Accommodation with approximate dimensions:

Ground Floor

Kitchen/Diner 13' 2" x 9' 4" (4.01m x 2.84m)

Living Room 13' 3" x 13' 0" (4.04m x 3.96m)

Conservatory 8' x 7' 1" (2.44m x 2.16m)

First Floor

Bedroom One 13' 3" x 9' 4" (4.04m x 2.84m)

Bedroom Two 13' 3" x 7' 10" (4.04m x 2.39m)

Property Information:

Tenure

Freehold (Vacant possession upon completion).

Council Tax

Lancaster City Council. Band C.

Services

Mains gas, water, drainage and electricity.

Energy Performance Certificate

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

What3Words ///yell.springing.listings

Viewings

Strictly by appointment with Hackney & Leigh.

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



Bedroom One



Bedroom Two



Bathroom

The Maltings, Whittington, Carnforth, LA6

Approximate Area = 690 sq ft / 64.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1281929

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 02/06/2025.

Request a Viewing Online or Call 015242 72111