



Arkholme





£420,000

10 The Herb Gardens
Arkholme
Carnforth
Lancashire
LA6 1RA

A modern detached family home with a contemporary layout that includes five bedrooms and four bathrooms being located at the head of a cul de sac in the popular Lune Valley village of Arkholme.

The property has a fabulous living room with patio doors to the south facing garden and a solid fuel stove and fireplace as a focal point. A well presented house with oak flooring as well as having an attached garage and parking

Property Ref: KL2806

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Generous Living Room

Description A modern family home with extensive accommodation that includes five bedrooms, and four bathrooms, generous sitting room, kitchen/diner and separate study being located at the head of a cul de sac in the popular Lune Valley village of Arkholme. The village also benefits from B4RN high speed fibre optic broadband offering 1000mb/s

Location From Kirkby Lonsdale take the B6254 signposted Carnforth and pass through the villages of Whittington and Newton. On entering Arkholme continue through the village turning left at the crossroads, then turn right under the archway of The Herb Gardens. No.10 can be found at the end of the cul de sac on the left.

Accommodation (with approx dimensions)

Entrance Porch

Hall with oak flooring, useful understairs storage and two radiators

Living Room 23' 6" x 22' 0" (7.16m x 6.71m) a generous reception room with a dual aspect outlook benefitting from double glazed patio doors to garden and two further double glazed windows. Fitted with a multi-fuel stove set on a stone hearth, oak flooring and two radiators. Three TV points and a telephone point.

Kitchen 26' 3" x 11' 2" (8m x 3.4m) inc Dining. a spacious family kitchen fitted with a range of shaker style wall and base units with a complementary granite effect worktop over and a ceramic 1 ½ bowl sink with drainer. Appliances include a gas and electric Rangemaster cooker with extractor hood over, an integrated fridge and plumbing for a dishwasher. Complementary tiled splashbacks and tiled floor, a double glazed window, and open to:

Dining Area double glazed patio doors to rear garden, a radiator and floor tiling to complement, with plenty of space for table and chairs.

Utility Room 9' 10" x 4' 9" (3m x 1.45m) with fitted worktops incorporating a circular sink with tiled splashbacks and tiled floor to complement. Plumbing for washing machine and space for dryer. An extractor fan, a radiator and housing a Vaillant gas boiler.

Study 9' 0" x 7' 10" (2.74m x 2.39m) with oak flooring and a double glazed window to the front; a radiator and a TV point.

Bedroom 5 13' 11" x 11' 1" (4.24m x 3.38m) with oak flooring, a double glazed window to the rear and a radiator.

Shower Room a large Jack & Jill shower room providing an en suite to Bedroom 5; fitted with a low level WC, a pedestal wash hand basin and a shower cubicle, with shaverpoint and an extractor fan. Oak flooring, a towel radiator and a frosted double glazed window.

First Floor Landing with a radiator and access to roof void.

Bedroom 1 12' 9" x 11' 1" (3.89m x 3.38m) Fitted with two double wardrobes providing excellent inbuilt storage; a double glazed window overlooking the garden, a radiator, a TV point and a telephone point.

En Suite fitted with a three piece suite comprising a low level WC, a sink inset to vanity unit and a corner shower cubicle with part tiled walls to complement. A shaverpoint and an extractor fan; a frosted double



Family Kitchen

glazed window and a towel radiator.

Bedroom 2 13' 1" x 11' 1" (3.99m x 3.38m) fitted with two double wardrobes and a double glazed window with an outlook to the front; radiator.

Bathroom a Jack & Jill bathroom providing an en suite to bedroom 2; fitted with a white three piece suite comprising a low level WC, a pedestal wash hand basin, a double ended bath with tiled surrounds to complement. A shaver point and an extractor fan; a frosted double glazed window and a towel radiator.

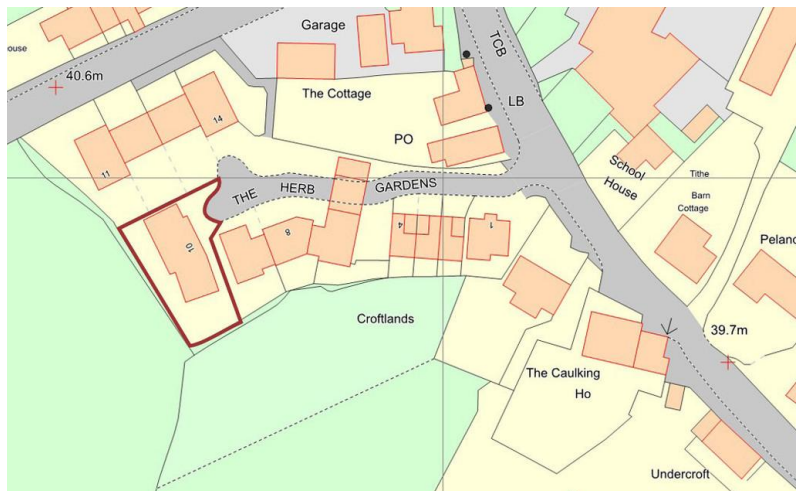
Bedroom 3 13' 2" x 9' 1" (4.01m x 2.77m) fitted with a double wardrobe, a double glazed window and a radiator.

En Suite fitted with a low level WC, a corner sink and a shower cubicle with extractor fan.

Bedroom 4 12' 7" x 11' 1" (3.84m x 3.38m) benefitting from a dual aspect outlook to the side and rear; two double glazed windows, and a radiator.

Outside The property benefits from a rear garden mainly laid to lawn with a garden pond, planted bed and borders, and a patio to one side, screened by hedges; there is also a useful timber shed. To the front is a low maintenance area with off road parking for two cars and borders.

Garage 18' 4" x 9' 10" (5.59m x 3m) Attached garage with an up and over door, light and power; housing the hot water cylinder.



2015 Ordnance Survey M4P-00411129

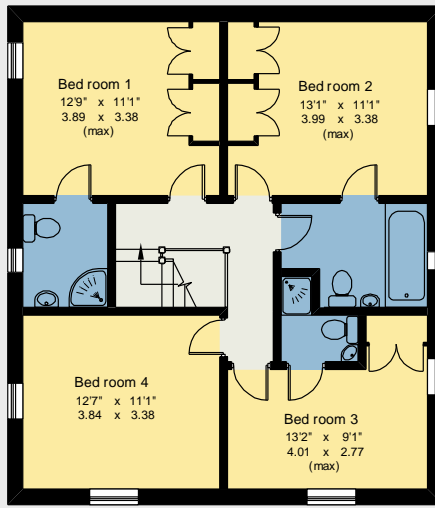
Services mains water, mains electric, mains gas. Drainage by septic tank. £30.00 PCM service charge - covers, private drainage, lighting and insurance.

Council Tax Band F - Lancaster City Council

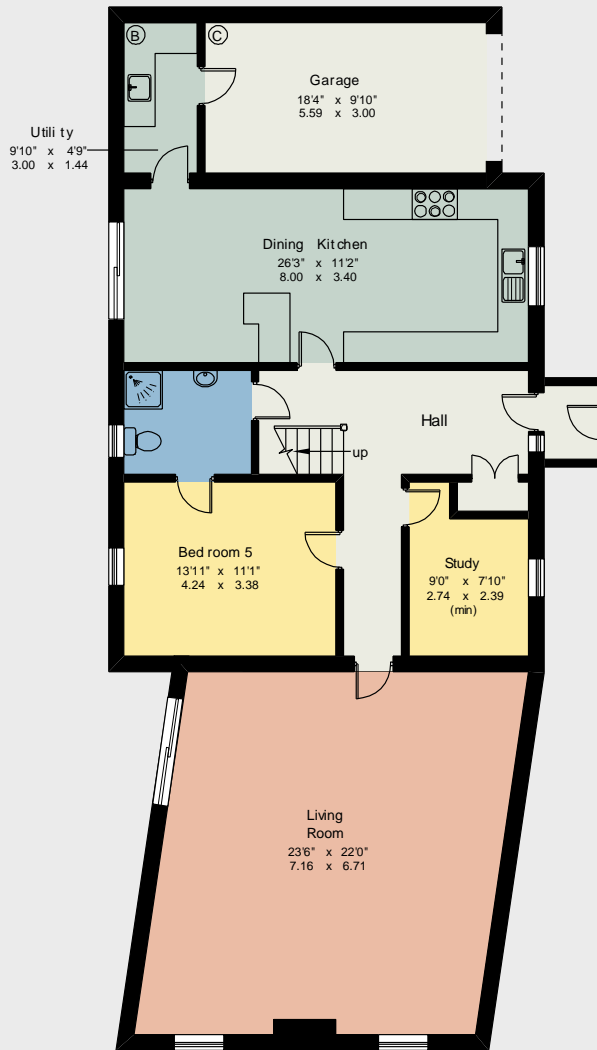
Tenure Freehold

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

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



First Floor



Ground Floor

Approx Gross Floor Area = 2405 Sq. Feet
= 222.94 Sq. Metres

For illustrative purposes only. Not to scale.

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