



# Carnforth

£300,000

27 Kellet Road, Carnforth, Lancashire, LA5 9LP

A delightful two bedroom detached bungalow offering light, spacious living for those looking to downsize or to live within a thriving area with great access to local amenities and transport links.

With two double bedrooms, family bathroom, two reception rooms, well-fitted kitchen and neutral decoration throughout, this bungalow has plenty to offer! Situated on a surprisingly large level plot, the substantial garden is one to be admired, with space for outdoor seating and a lawn for children or pets to play. Not forgetting the large driveway and detached garage providing safe and secure parking.

## Quick Overview

- Wonderful Detached Bungalow
- Two Double Bedrooms & One Bathroom
- Light & Bright Living Spaces
- Neutral Decoration Throughout
- Situated on a Surprisingly Large Plot
- Gardens to the Front & Rear
- Driveway & Detached Garage
- Great Access to Local Amenities
- Close to Good Local Schools
- Ultrafast 1000 Mbps Available



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Superfast  
Broadband



Off road parking  
and garage

Property Reference: C2288



Living Room



Porch/Entrance



Dining Room



Kitchen

**Location** Carnforth is a small market town situated on the edge of the Lake District National Park.

Carnforth is perhaps best known for its railway heritage, particularly as the location where several scenes from the classic 1945 film "Brief Encounter" were filmed. The town's railway station, which opened in 1846, is still in operation today and is a popular destination for railway enthusiasts.

Aside from its railway heritage, Carnforth is also home to several notable landmarks and attractions. These include the Leighton Hall, a historic country house dating back to the 13th century; the Carnforth Bookshop, which claims to be the largest secondhand bookshop in the north of England; and the Warton Crag Nature Reserve, which offers scenic walks and stunning views over Morecambe Bay.

The town is also within easy reach of several popular destinations in the surrounding area, such as Lancaster, Morecambe, and the Lake District National Park, which offers some of the most beautiful and dramatic scenery in England.

**Property Overview** Enter through the side door into the L-shaped kitchen diner and step into the heart of the home, where you can create delicious meals and enjoy memorable gatherings. Flooded by light through four windows overlooking the beautifully lawned garden and patio area. Complete with a range of wall and base units with complementing worktops, built in Neff oven and separate grill, 4 ring hob and space for a washing machine and tumble dryer.

With spiral stairs leading up from the dining area to the versatile loft room which makes a perfect home office or hobby space. You will find a large family bathroom with four-piece suite off the dining room featuring a Velux window, a jacuzzi bath, separate shower, WC, sink with base units and towel radiator to keep your towels warm and fluffy.

Back through the dining room into the hallway to the front door you will find two double bedrooms both with freestanding vanity units. Bedroom two is to the rear overlooking the patio seating area with ample space for storage with fitted wardrobes. Bedroom one overlooking the elevated front aspect and also benefits from built in wardrobes.

Across the hall, enter into the spacious living room with a feature electric fire, wooden French doors leading into the porch seating area and a further window flooding the room with natural light making it bright and airy.

**Outside** To the front of the bungalow, you have an elevated slate chipped seating area. Follow the shared drive up the side of the property leading to the detached garage in front of you and



Living Room



Kitchen



**Loft Room**



**Bedroom One**



**Bedroom Two**



**Bathroom**

paved parking area to the left.

You will find a tranquil and secluded patio with summer house perfect for alfresco entertaining. Further on, there is a large private lawned area with a border for those with green fingers or ideal for family games with the children.

**Directions** From the Hackney & Leigh Carnforth office, turn right and proceed north on Market Street. Continue straight ahead at the traffic lights, passing over the bridge (with the traffic lights). The property is located along the left hand side.

**What3Words** ///waffle.anchorman.angle

**Accommodation (with approximate dimensions)**

**Living Room** 15' 11" x 12' 11" (4.85m x 3.94m)

**Bedroom One** 13' 1" x 8' 3" (3.99m x 2.51m)

**Bedroom Two** 11' 0" x 9' 11" (3.35m x 3.02m)

**Dining Room** 10' 2" x 7' 5" (3.1m x 2.26m)

**Kitchen** 14' 3" x 13' 2" (4.34m x 4.01m)

**Loft Room** 14' 2" x 9' 4" (4.32m x 2.84m)

**Eaves Storage** 14' 2" x 11' 11" (4.32m x 3.63m)

**Property Information**

**Services** Mains gas, water and electricity.

**Tenure** Freehold. Vacant possession upon completion.

**Council Tax** Lancaster City Council. Tax Band D.

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth Office

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



Garden



Garden



Rear Aspect



2023 OS Map - 01103163

Request a Viewing Online or Call 01524 737727

# Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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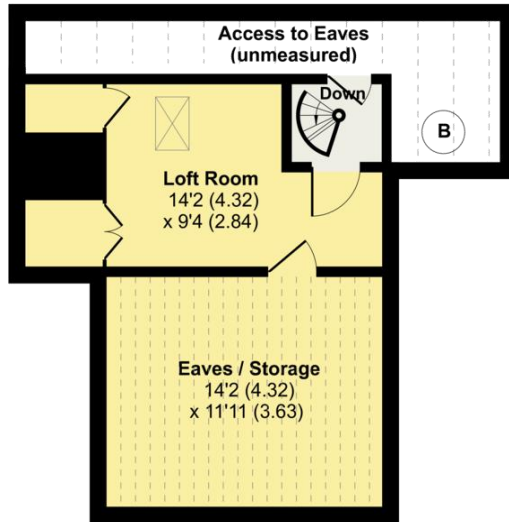
# Kellet Road, Carnforth, LA5

Approximate Area = 1403 sq ft / 130.3 sq m (includes garage)

Limited Use Area(s) = 174 sq ft / 16.1 sq m

Total = 1577 sq ft / 146.4 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 981294

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