



£245,000

2 Kellet Road, Carnforth, LA5 9LN

A fantastic detached home located in the heart of Carnforth, within walking distance of local amenities and well-regarded schools. This property offers four bedrooms, contemporary decor throughout, generous living spaces, a spacious garage, and a charming courtyard with off-street parking. Perfect as a family home or an ideal Airbnb.

Quick Overview

Well Presented Four Bedroom Detached Home
Modern Kitchen and Living Room
Ground Floor Bedroom/Home Office
Courtyard Style Garden to the Front
Primary and Secondary Schools Nearby
Walking Distance to Local Amenities
Garage with Water, Power and Light
New Carpets Throughout the First Floor
New Boiler Installed in 2022
Superfast Broadband Available*



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Superfast
Broadband



Off Street Parking
& Garage

Property Reference: C2414



Kitchen Diner



Living Room



Bedroom One



Bedroom Two

Location Carnforth is a traditional market town and situated near the border between Lancashire and Cumbria, close to the beautiful Lake District National Park. Carnforth offers a range of amenities to its residents, with doctors surgery, pharmacies, schools, supermarkets, railway station and access to the M6. All of these within easy reach of the property, boasting a perfect central location.

Property Overview The entrance porch welcomes you into a modern kitchen-diner, characterised by stylish cream base units, a ceramic sink, and complementary worktops paired with a tasteful tile splashback. The kitchen provides ample space for a fridge freezer and a dining table with chairs, all completed with chic, modern furnishings that create an inviting atmosphere for entertaining.

Proceed into the living room, which is equally contemporary with its feature panelled wall, grey carpet, and a fire surround with a marble hearth, making it a cosy and elegant space for relaxation. The ground floor also includes a versatile fourth bedroom, conveniently situated just off the kitchen-dining room. This room is ideal as a home office, hobby room, or guest bedroom, offering flexibility to suit your lifestyle needs.

To the first floor you will find two spacious double bedrooms and a comfortable single bedroom. The first-floor has been fitted with new carpets and the landing is equipped with built-in storage cupboards, providing practical space for your belongings. The sleek and stylish bathroom features a contemporary three-piece suite, including a bath with a wall-mounted shower, W.C., and wash hand basin. The bathroom is finished with a tile surround and modern patterned flooring.

Further enhancing this property is the installation of a new combi boiler in 2022.

Outside & Parking Externally, the property features gated access to a driveway/charming walled courtyard-style garden. The attached garage provides extra storage space and is perfect for a utility space or hobby room, equipped with water, power, and lighting. Additionally, an outside W.C. is conveniently located next to the garage.

Directions From the Hackney & Leigh Carnforth office, turn right and proceed north on Market Street. Continue straight ahead at the traffic lights and you will find the property located on the right hand side, on the corner of North Road.

What3Words ///showcases.croaking.prefect

Accommodation with approximate dimensions

Kitchen Dining Room 17' 1" x 13' 6" (5.21m x 4.11m)

Living Room 13' 4" x 11' 0" (4.06m x 3.35m)

Bedroom One 17' 1" x 13' 11" (5.21m x 4.24m)

Bedroom Two 12' 7" x 7' 3" (3.84m x 2.21m)

Bedroom Three 8' 7" x 7' 4" (2.62m x 2.24m)

Bedroom Four/Home Office 10' 10" x 7' 5" (3.3m x 2.26m)

Garage 18' 8" x 13' 5" (5.69m x 4.09m)

Property Information

Services Mains gas, water and electricity.

Council Tax Band C - Lancaster City Council

Tenure Freehold. Vacant possession upon completion.

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.



Bedroom Three



Bedroom Four/Office



Bathroom



Courtyard

Kellet Road, Carnforth, LA5

Approximate Area = 1083 sq ft / 100.6 sq m

Garage = 195 sq ft / 18.1 sq m

Outbuilding = 15 sq ft / 1.3 sq m

Total = 1293 sq ft / 120 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|cheom 2024. Produced for Hackney & Leigh. REF: 1135904

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