



## Nether Kellet

£323,000

4 Grange View Road, Nether Kellet, LA6 1ED

Nestled within the picturesque village of Nether Kellet, this beautifully presented semi-detached dormer bungalow offers fantastic countryside views extending towards Morecambe Bay and The Lake District.

Set on an impressive plot within a quiet cul-de-sac, this property combines tranquil living with convenient access to local amenities and excellent transport links, including bus routes, Carnforth train station, and the M6 motorway.

### Quick Overview

Two/Three Bedroom Dormer Bungalow  
 Recently Renovated Throughout  
 Picturesque Sea and Fell Views  
 Located in the Sought After Village of Nether Kellet  
 Well Maintained Wrap Around Garden  
 Ample Off Street Parking and Garage  
 Array of Walks on your Doorstep  
 Nearby Bus and M6 Links  
 Quiet Residential Location  
 Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Driveway &  
Garage

Property Reference: C2489





Living Room



Living Room



Kitchen



Kitchen Diner

Thoughtfully modernised and reconfigured by the current owners, this versatile home is ideal for families or those seeking to downsize. Featuring two bedrooms on the first floor, complemented by an additional ground-floor bedroom or reception room.

The welcoming entrance porch provides practical storage space, perfect for coats and shoes, before leading into the central hallway. To the left, a bright and inviting living room awaits, complete with a large front-facing window that floods the space with natural light. A charming log-burning stove serves as the centrepiece, creating a cosy and comfortable atmosphere with ample space for your furnishings.

The heart of the home is the modern, open-plan kitchen dining area. Designed for both style and functionality, this space boasts an array of base and wall units, an integrated fridge-freezer, a classic Belfast sink, and provisions for a washing machine and oven, with the added benefit of underfloor heating. The addition of bi-fold doors seamlessly connects the interior to the beautiful rear garden, offering a perfect blend of indoor-outdoor living.

Adjacent to the kitchen, the versatile third bedroom offers the flexibility to accommodate your lifestyle needs. Whether utilised as a home office, hobby room, or occasional guest bedroom, this well-proportioned space has been thoughtfully enhanced with patio doors that open directly onto the garden, filling the room with natural light. There's ample room to comfortably accommodate a double bed along with additional furniture, making it a highly adaptable space.

The bathroom has been carefully reconfigured to maximise space and functionality. Featuring a newly fitted, modern suite, it includes a toilet, vanity sink, bath with an overhead shower, and a heated towel rail complete with tiled surrounds.

To the first floor, the landing offers two practical storage cupboards, one of which houses the boiler, ensuring an organised and efficient layout. Both bedrooms on this level are generously sized doubles, providing a blank canvas for you to infuse your personal style.

The first bedroom features built-in wardrobe space for added convenience, while the second bedroom boasts spectacular views of the surrounding countryside.

For added practicality, the first floor includes a well-appointed W.C., featuring a toilet and pedestal sink. The space is tastefully finished with classic tongue-and-groove panelling and wood-effect flooring.

Externally, the property boasts beautifully maintained gardens to the front, side, and rear, primarily laid to lawn and framed with mature shrub borders. The rear garden is a true highlight, featuring a paved patio area that provides the perfect setting for outdoor seating and entertainment. From here, you can take in the uninterrupted views of the countryside, with the sea of Morecambe Bay and the Lakeland fells completing the backdrop.

The front elevation offers off-street parking for two vehicles, with the potential to extend for additional parking if needed. The property also includes an attached garage with an up-and-over door, complete with power and lighting, providing ample storage or workspace options.





Kitchen Diner



Bedroom Three





Bedroom Three



Bathroom



First Floor W.C.



Bedroom One

Accommodation with approximate dimensions

Entrance Porch

Living Room 17' 5" x 11' 7" (5.31m x 3.53m)

Kitchen Dining Room 10' 10" x 17' 6" (3.3m x 5.33m)

Bathroom

Bedroom One 11' 11" x 11' 6" (3.63m x 3.51m)

Bedroom Two 8' 11" x 11' 6" (2.72m x 3.51m)

First Floor W.C.

Bedroom Three/Office 17' 2" x 8' 5" (5.23m x 2.57m)

Garage 12' 10" x 8' 5" (3.91m x 2.57m)

Property Information

Tenure Freehold

Council Tax Band D

Services Mains gas, electricity, water and drainage. Ultrafast broadband available.

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

Directions From the Hackney & Leigh office in Carnforth, proceed straight up Market Street, go straight over the traffic lights and follow that road out of Carnforth. Pass the High School on your left, and the turning to Fairfield Close, take the next right onto Back Lane (signposted to Nether Kellet). Proceed up that road for just over a mile until the T Junction, turn left then take the first left onto Laithbutts Lane and left again into Grange View Road where you will find the property located on your right hand side.

What3Words ///await.clerics.fattening

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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Bedroom Two



Garden





Views



Views

Request a Viewing Online or Call 01524 737727

## Meet the Team

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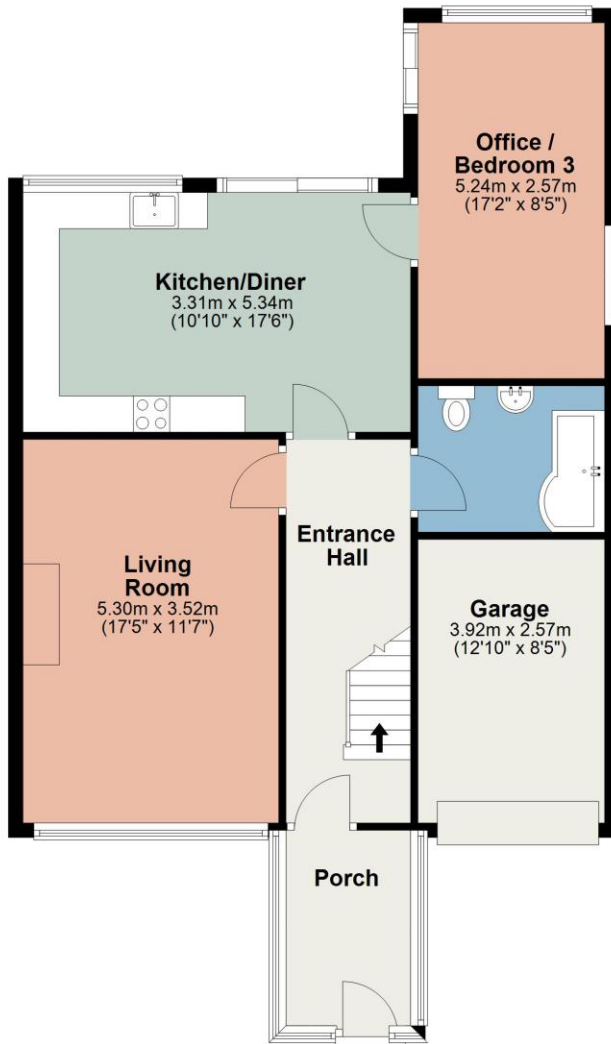


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### Ground Floor

Approx. 82.3 sq. metres (885.8 sq. feet)



### First Floor

Approx. 31.1 sq. metres (334.5 sq. feet)



Total area: approx. 113.4 sq. metres (1220.3 sq. feet)

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