



14 Little Corby Road, Little Corby, CA4 8QN

Guide Price **£240,000**

PFK

14 Little Corby Road

The property:

A spacious 5 bedroom semi-detached house presenting a fabulous opportunity to own an extended family home in a popular village location. The property boasts flexible accommodation, front and rear gardens, parking, and a covered car port/storage area. The ground floor benefits from a bright lounge with an arched entrance that flows into the modern open plan dining kitchen with French doors leading to the rear garden, which provides a perfect space for entertaining. Along with a separate utility room a playroom / study and sun room there is plenty of space and flexibility for all the family here. The first floor offers five bedrooms and a bathroom, and there is certainly scope to reconfigure the layout if you wanted fewer / larger rooms.

Positioned back from the main road, the property enjoys a serene setting with an open green space separating the lawned front garden from the road. Vehicle access is conveniently located at the rear of the property, accessed via the turning for Eden Grange. The rear garden features off-street parking behind a walled and gated area, with an up and over garage door leading to a spacious car port/covered storage area. The low maintenance rear garden is fully block paved, offering a versatile and private outdoor space for enjoyment.





Little Corby, Carlisle

The location:

Little Corby is well located and offers a feeling of rural living on the outskirts of Carlisle but with the benefits of a wealth of amenities within walking distance, including a local primary school, garage, post office, public house, butchers, CO-OP convenience store, tea room, doctor's surgery and a regular bus service. Within the catchment area for the recommended William Howard secondary school in Brampton and just 5 miles from Carlisle, offering convenient access to the A69 and M6 and providing ease of access to the Lake District National Park, Newcastle and Scotland.

EXTERNALLY

The property sits well back from the main road, with a lovely open green space separating the lawned front garden from the road. Vehicle access is to the rear of the property and accessed via the turning for Eden Grange. To the rear of the property there is off street parking directly behind the walled and gated rear garden, with an up and over garage door to access the large car port / covered storage area. The rear garden is low maintenance, being fully block paved.



ACCOMMODATION

Entrance Hallway

Lounge

14' 1" x 14' 0" (4.29m x 4.26m)

Dining Kitchen

18' 8" x 9' 0" (5.69m x 2.74m)

Playroom / Study

11' 0" x 8' 11" (3.36m x 2.71m)

Sun Room

9' 1" x 7' 1" (2.77m x 2.17m)

Utility Room

9' 2" x 8' 10" (2.79m x 2.68m)

FIRST FLOOR

Landing

Bathroom

6' 9" x 5' 5" (2.06m x 1.66m)

Bedroom 1

11' 4" x 10' 6" (3.46m x 3.21m)

Bedroom 2

11' 8" x 10' 2" (3.56m x 3.10m)

Bedroom 3

9' 7" x 8' 10" (2.93m x 2.69m)

Bedroom 4

10' 4" x 8' 9" (3.16m x 2.67m)

Bedroom 5

6' 9" x 6' 7" (2.05m x 2.01m)

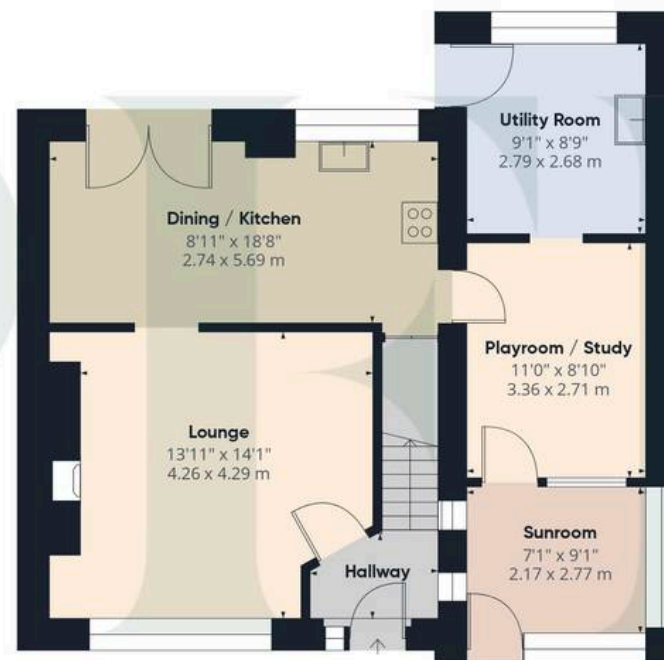
Directions

14 Little Corby Road can be located using the postcode CA4 8QN and identified by a PFK For Sale board.

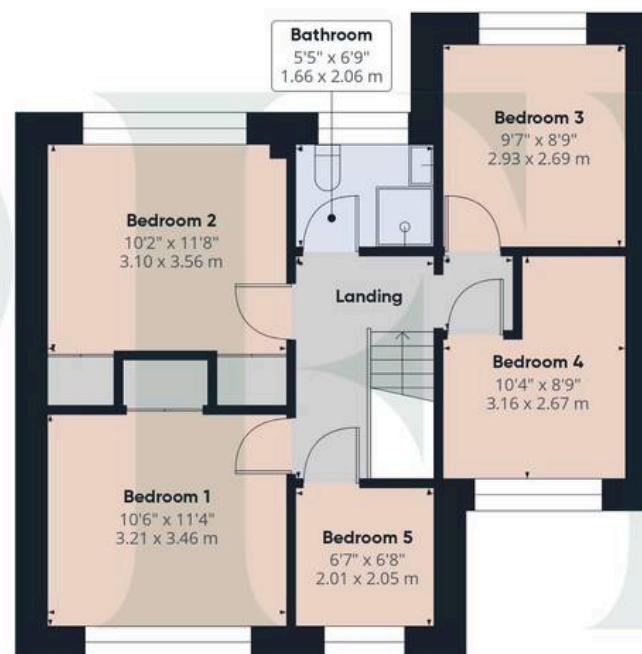
Alternatively by using What3Words:

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Floor 0



Floor 1

Approximate total area⁽¹⁾

1251 ft²

115.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

ADDITIONAL INFORMATION

Council Tax band: C

Tenure: Freehold

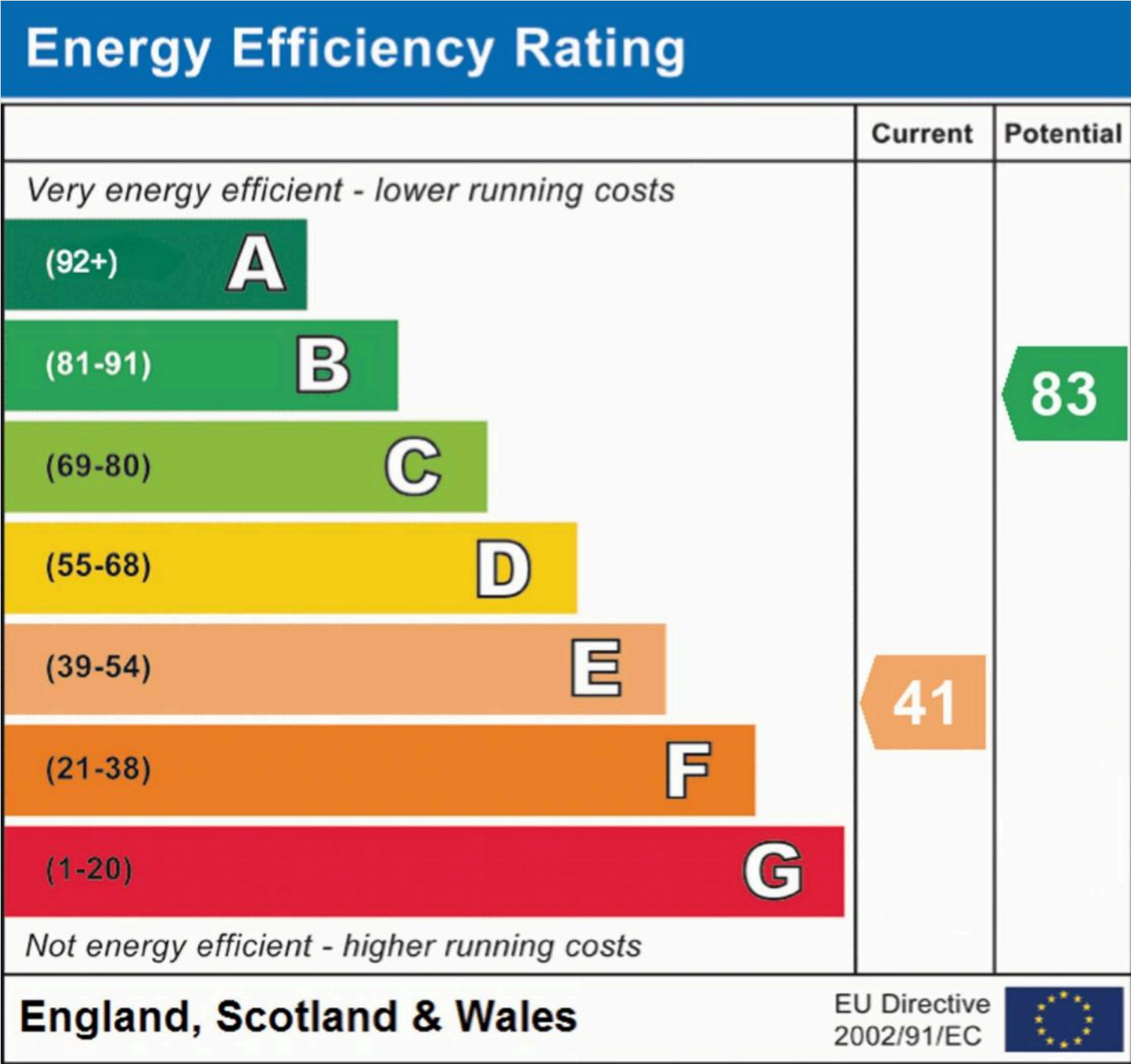
EPC Energy Efficiency Rating: E

Services

Mains electricity, water & drainage; electric heating and solar panels; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee :
Naphthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd – completion of sale or purchase – £120 to £210 per transaction; Emma Harrison Financial Services – arrangement of mortgage & other products/insurances – average referral fee earned in 2024 was £221.00; M & G EPCs Ltd – EPC/Floorplan Referrals – EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. Anti Money Laundering (AML) compliance check via Landmark referral between £8.50 to £15.50. All figures quoted are inclusive of VAT.





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