



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

51 Greenways – Over Kellet





Features

- Set in the attractive and well-regarded village of Over Kellet, offering a peaceful rural environment with a strong community feel and excellent access to countryside walks.
- Open views out across to a protected wetland area and craggs beyond
- Spacious three-bedroom semi-detached home with flexible ground-floor layout, including a second reception room ideal as a potential fourth bedroom, home office, or hobby room.

Located in the attractive village of Over Kellet, this semi-detached three-bedroom home combines a spacious layout with flexible ground-floor accommodation and generous gardens to the front, side, and rear. The property enjoys enviable open views across a protected wetland area towards the craggs beyond, and its traditional footprint with well-proportioned rooms provides an excellent foundation for future reconfiguration or extension (subject to permissions). A central

hallway leads to the main reception spaces. The front living room is bright and well sized, while the rear-facing dining room offers an ideal setting for family meals and entertaining. The rear-facing kitchen includes fitted units, appliances, and direct access to the garden. An inner hallway connects to the bathroom and a ground-floor bedroom, both of which overlook the side garden. Upstairs, the main bedroom enjoys views over the gardens, with two further double bedrooms positioned at

the front of the property. Externally, the home features a lawned front garden, driveway parking, and a garage. The particularly spacious side garden is a standout feature, offering excellent potential for landscaping or future extension (subject to permissions), while the enclosed rear garden provides a private outdoor space with mature boundaries and direct access from the kitchen. Overall, the property sits on a generous plot and presents a wide range of possibilities for future use.



Hallway - A welcoming entrance hallway providing access to the main reception rooms and staircase. There is space here for coat and shoe storage and to create a defined entrance area.

Living room - A generously sized front-facing reception room with a large window overlooking the front garden. The room benefits from good natural light and provides ample space for a main seating or family area. A gas effect log burner creates a wonderful focus for cosy evenings.

Kitchen - A rear-facing kitchen with a window overlooking the garden with a door leading conveniently outside. Fitted with traditional wood shaker style wall and base units, a sink, and complementary light work surfaces, along with a built-in double oven, hob, dishwasher, and space for a free standing washing machine and fridge-freezer. The layout provides a practical working area with scope for reconfiguration or integration with the garden.

Dining room - A generously sized, rear-facing dining room positioned conveniently beside the kitchen. The space comfortably accommodates an eight-seater table, creating an ideal setting for family meals and effortless entertaining.

Bedroom 1 - A side facing, ground floor bedroom with views over the garden. Suitable as a permanent bedroom or guest room and benefits from a built in storage cupboard.



Bathroom - The large side garden facing window fills the room with natural light. Arranged with a three-piece suite including a bath, wash basin, and WC. Offers scope for redesign to suit personal preferences.

Bedroom 2 - A well-proportioned rear-facing double bedroom with garden views. Offers ample space for wardrobes and bedroom furniture.

Bedroom 3 - A front-facing double bedroom with an outlook over the front garden. The window allows good natural light, creating a bright and comfortable room.

Landing - Offering access to all first-floor rooms, with potential for shelving or storage.

Garage - A detached single garage suitable for parking or storage, with potential for use as a workshop or hobby space.



Externally

The lawned front garden benefits from established planting and hedging, providing an attractive approach to the property and there is a detached garage ideal for parking or storage. The particularly spacious side garden is laid mainly to lawn, providing additional outdoor space. This area offers clear potential for extension to the side of the property (subject to the necessary permissions), or for creating further seating, play, or planting areas. The enclosed rear garden with a lawn and mature boundary hedges is accessed directly from the kitchen and with views from the rear reception room and ground floor bedroom. The garden provides a private outdoor space with room for seating, planting beds, or a vegetable garden. The combination of rear and side gardens offers a generous overall plot with scope for landscaping and future alterations.

Useful Information

House built - 1970's.

Tenure - Freehold.

Council tax band - D (Lancaster City Council).

Heating - Combination gas boiler.

Drainage - Mains.

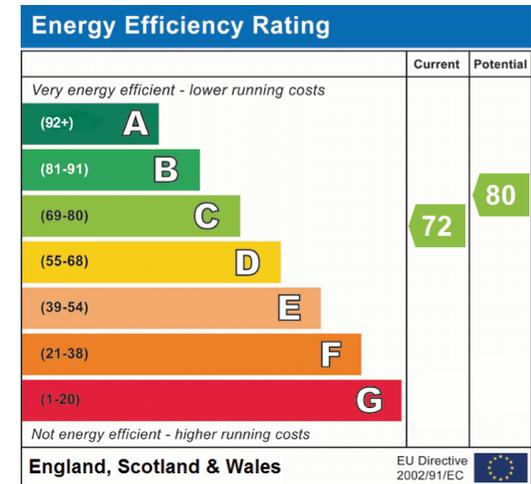
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