

## Silverdale

**£575,000**

Loughrigg, 3 Lindeth Road, Silverdale, Carnforth, LA5 0TT

Nestled in the serene village of Silverdale, this detached three/four-bedroom bungalow offers a comfortable living space on a generous plot. It features a convenient driveway and a detached garage. Inside, you'll find a kitchen and separate utility room, a principal bedroom with a practical dressing room.

The location is ideal for enjoying leisurely walks right from your doorstep. This bungalow promises a relaxed lifestyle in a welcoming community. Arrange a viewing today to explore its potential.

### Quick Overview

Detached Bungalow  
 Living Dining Room  
 Detached Garage and Off Road Parking  
 Peaceful Position  
 Three / Four Bedrooms  
 Walks From Your Doorstep and 5 Minutes to the Coast  
 Bedroom One with Dressing Room  
 Nearby Bus, Rail and M6 Links  
 Close to Local Amenities  
 Ultrafast Broadband Available\*



3



1



2



TBC



Ultrafast\*  
Broadband



Garage & Off  
Road Parking

Property Reference: AR2684



Loughrigg, 3 Lindeth Road



Living Dining Room



Living Dining Room



Dressing Room

Entered via an enclosed entrance porch, the property opens into a welcoming entrance hallway. To the right, a generously proportioned living and dining room enjoys dual-aspect windows overlooking both the front and side gardens, creating a bright and airy space, complemented by an inbuilt bookcase.

A door from the reception room leads through to the kitchen, which is well-appointed with a range of wall and base units, complementary work surfaces, and tiled splashbacks. There is a stainless steel one-and-a-half bowl sink with drainer, a Bosch oven and grill with hob and extractor hood over, and space and plumbing for both a washing machine and dishwasher. Additional space is provided for an upright fridge freezer, along with ample room for a dining table and chairs. A door offers direct access to the rear garden.

Positioned to the rear of the kitchen is a versatile additional room, ideal for use as a bedroom, snug, or home office, featuring patio doors opening onto the garden. A separate utility room, accessed from the kitchen, provides further storage space.

Returning to the hallway, there are three bedrooms. Bedroom two is a spacious double room with fitted furniture, enjoying views over the front garden and driveway. Bedroom three is a well-proportioned single room overlooking the side of the property. The principal bedroom is situated to the rear and benefits from fitted furniture, a separate dressing room, and a cloakroom fitted with a pedestal wash hand basin, WC, and built-in storage.

The family bathroom is fitted with a four-piece suite comprising a shower enclosure, bath, pedestal wash hand basin, and WC, complemented by tiling.

Externally, the property offers a driveway providing ample off-road parking for several vehicles, leading to a detached garage. The front garden features a raised rockery and flower beds, while the rear garden is predominantly laid to lawn, bordered by mature hedgerows and trees for privacy, and includes a garden shed.



Living Dining Room



Kitchen



Kitchen



Bedroom One



Bedroom Four / Snug



Bedroom Three

## Accommodation (with approximate dimensions)

Living Dining Room 24' 3" x 11' 10" (7.39m x 3.61m)

Kitchen 29' 10" x 9' 6" (9.09m x 2.9m)

Bedroom One 9' 6" x 11' 10" (2.9m x 3.61m)

Dressing Room 8' 10" x 6' 7" (2.69m x 2.01m)

Bedroom Two 11' 10" x 11' 6" (3.61m x 3.51m)

Bedroom Three 9' 6" x 8' 6" (2.9m x 2.59m)

Bedroom Four / Snug 10' 10" x 9' 10" (3.3m x 3m)

Utility Room 5' 3" x 9' 10" (1.6m x 3m)

Detached Garage 21' 0" x 12' 2" (6.4m x 3.71m)

## Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band F Lancaster City Council

What3Words ///quilt.basher.earphones

Services Mains gas, water, electricity and private drainage.

Please note that due to updated regulations for septic tanks and private drainage facilities, interested parties may wish to seek independent advice on the installation. We can recommend several local firms who may be able to assist.

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

Viewings Strictly by appointment with Hackney & Leigh.



Aerial View



Loughrigg, 3 Lindeth Road



Garden and Rear Elevation



Garden



Aerial View

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# Arnside Sales Team

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## Ground Floor

Approx. 152.4 sq. metres (1640.4 sq. feet)



Total area: approx. 152.4 sq. metres (1640.4 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

REF:

Plan produced using PlanUp.

### 3 Lindeth Road, Silverdale

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