Nether Kellet

£425,000

1 Laithbutts Lane, Nether Kellet, Carnforth, Lancashire, LA6 1EB

Following an extensive programme of restoration and improvement, 1 Laithbutts Lane has been transformed into a beautifully presented three-bedroom detached home, thoughtfully updated for modern living. A welcoming entrance hall leads to a modern kitchen/diner, separate utility room and comfortable living room, together with a ground-floor bedroom with en-suite, providing excellent flexibility for a range of purchasers.

Outside, the property benefits from an easy-to-maintain rear garden, garage and ample off-road parking. Situated in a popular village location with convenient transport links nearby, this is a well-appointed home offering versatile accommodation and a high standard of presentation throughout.

3 | 2 | 1 | C | *Ultrafast* Broadband* | *Garage & Off Road Parking*

Quick Overview

- Three Bedroom Detached Home
- Beautifully Presented Throughout
- Garage and Off Road Parking
- Kitchen Diner with Island
- Separate Utility Room
- Low Maintenance Rear Garden
- Downstairs Bedroom with En Suite
- Close to Local Amenities
- Village Location
- Ultrafast Broadband Available*

Property Reference: C2710

Entrance Hallway

Entrance Hallway

Living Room

Bedroom One En Suite

Enter 1 Laithbutts Lane through a composite front door into a welcoming and generously proportioned entrance hallway, providing access to the principal ground-floor accommodation.

To the left is a convenient downstairs cloakroom, fitted with a WC, hand wash basin and useful storage unit.

To the right is the spacious living room, which enjoys an outlook over the front of the property. A focal wall provides a stylish feature, complemented by a wall-mounted electric fire with an attractive coal-effect finish.

Continuing towards the rear of the property is Bedroom One, a particularly spacious double bedroom overlooking the rear garden. The room benefits from a well-appointed en-suite shower room, comprising a large shower enclosure with both conventional and rainfall shower fittings, hand wash basin, WC and storage unit. Additional features include a ladder-style heated towel radiator and attractive tiling.

Also positioned along the hallway is a separate utility room, providing space and plumbing for both a washing machine and tumble dryer. There are useful base units with worktop over, a further storage cupboard and a Worcester gas boiler.

The heart of the home is the impressive modern kitchen/diner, fitted with a comprehensive range of wall and base units with work surfaces over and matching upstands. A stainless-steel sink and drainer are complemented by a range of integrated appliances, including a Lamona eye-level electric oven and microwave, electric induction hob with extractor hood over, together with space for an upright fridge/freezer.

A stylish central island provides additional storage and preparation space, together with breakfast seating, creating a sociable hub for everyday living and entertaining. There is ample room for a full dining table and chairs, while an upright radiator completes the space.

From the entrance hallway, a staircase with an attractive glass balustrade rises to the first floor.

Bedroom Two is another spacious double bedroom, enjoying elevated views across the countryside, with the added benefit of a stunning Morecambe Bay sea view towards the rear.

Bedroom Three is also a well-proportioned double bedroom and benefits from useful eaves storage.

The first-floor landing provides access to a useful storage cupboard, ideal for keeping household essentials neatly tucked away.

Kitchen Diner

Kitchen Diner

Bedroom One

Bedroom Two

Bathroom

Bedroom Three

The family bathroom is fitted with a bath with shower over, WC with concealed cistern, hand wash basin and useful storage unit.

Externally, the property is approached via a gravelled driveway, providing ample off-road parking for multiple vehicles and leading to the integral garage, which is fitted with a roller door. Gates provide access along both sides of the property to the rear garden.

The beautifully presented rear garden has been designed with ease of maintenance in mind, incorporating attractive gravelled and patio areas, together with plentiful space for potted plants and outdoor seating. The garden provides a pleasant and practical space in which to relax and enjoy the surroundings.

Accommodation (with approximate dimensions)

Living Room 14' 1" x 17' 1" (4.29m x 5.21m)
Downstairs Cloakroom 4' 6" x 7' 3" (1.37m x 2.21m)
Bedroom One 9' 10" x 11' 2" (3m x 3.4m)
Bedroom One En-Suite 5' 5" x 9' 2" (1.65m x 2.79m)
Utility Room 5' 11" x 9' 1" (1.8m x 2.77m)
Dining Kitchen 13' 6" x 17' 1" (4.11m x 5.21m)
Garage 8' 6" x 15' 11" (2.59m x 4.85m)
Bedroom Two 16' 4" x 11' 2" (4.98m x 3.4m)
Bedroom Three 12' 1" x 10' 3" (3.68m x 3.12m)
Bathroom 6' 8" x 9' 1" (2.03m x 2.77m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band E Lancaster City Council

Services Mains gas, water and electricity.

Energy Performance Certificate 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 the road out of Carnforth. Pass the High School on your left, and the turning to Fairfield Close on the right, 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.

What3Words ///pats.voters.charging

Rear Garden

Rear Garden

Rear Garden

1 Laithbutts Lane

Rear Garden

Agents Note Following fire damage, the property has been substantially restored and improved under the relevant planning consents, including planning reference 22/00532/FUL.

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Meet the Team

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Approximate total area(1)

137.8 m²

1484 ft²

Reduced headroom

3.6 m²

38 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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