

Carnforth

£325,000

1 Hindburn Close, Carnforth, Lancashire, LA5 9XW

A spacious three-bedroom bungalow in the heart of Carnforth, perfect for families or those seeking single-level living in a sought-after market town. This delightful property combines generous living space with practical features and is ideally positioned close to local amenities, schools, and transport links, it offers both comfort and convenience.

Quick Overview

- Detached True Bungalow
- Two Double Bedrooms
- Generous Living Areas
- No Onward Chain
- Easy to Maintain Garden
- Well Regarded Schools Nearby
- Close to Local Amenities
- Scenic Walks Nearby
- Off Road Parking
- Ultrafast Broadband Available*



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Ultrafast
Broadband



Off Road
Parking

Property Reference: C2610



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Carnforth is a charming market town with a strong sense of community, excellent local schools, and convenient transport links including the M6 and nearby railway station. With a variety of shops, cafes, and leisure facilities, as well as beautiful surrounding countryside, it provides the perfect balance of village charm and practical amenities, making it an ideal place to call home.

Step inside to find a thoughtfully arranged layout. On your left, Bedroom One is a generous double, complete with integrated storage and a front-facing window, offering a bright and airy feel. Bedroom Two is another spacious double with integrated storage and a front aspect window while Bedroom Three is a well-appointed single room, located toward the rear of the property, ideal for a child's bedroom, guest room, or study. The bathroom is fitted with a corner shower enclosure, a vanity sink, WC, and a laddered radiator, combining practicality with modern style.

The living room provides a warm and welcoming space to relax or entertain, boasting a feature fireplace and sliding doors that open out to the garden, filling the room with natural light. The dining room, positioned at the rear of the property just off the kitchen, offers plenty of space for family meals or hosting friends. The kitchen is fitted with a range of wall and base units, a freestanding cooker with integrated extractor fan, a sink with drainage, and access to the rear garden. A handy utility area within the kitchen provides additional storage and space for a washer/dryer.

Externally, the property enjoys a well-maintained lawned garden, ideal for children or pets, along with a paved patio area perfect for outdoor dining or relaxation. A garden shed offers extra storage for tools and equipment.

Accommodation (with approximate dimensions)

Entrance Hall 5' 7" x 12' 1" (1.7m x 3.68m)

Bedroom One 9' 4" x 12' 3" (2.84m x 3.73m)

Bedroom Two 12' 6" x 8' 10" (3.81m x 2.69m)

Living Room 16' 7" x 11' 6" (5.05m x 3.51m)

Dining Room 9' 9" x 11' 8" (2.97m x 3.56m)

Bedroom Three 9' 0" x 7' 8" (2.74m x 2.34m)

Kitchen 15' 9" x 6' 1" (4.8m x 1.85m)

Garage 7' 6" x 8' 2" (2.29m x 2.49m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water and electricity.

Council Tax Band C - Lancaster City Council.

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, turn right and proceed north on Market Street. At the traffic lights, proceed straight ahead, taking the first left turning onto North Road. Proceed along the road, taking the second right hand turn onto Redmayne Drive, followed by the first left onto Wherside Grove where the property is located on the corner as Wherside Grove meets Hindburn Close and can be located by our 'For Sale' Sign.

What3Words ///headrest.turntable.appointed

Viewings Strictly by appointment with Hackney & Leigh.



Living Room



Dining Room



Kitchen



Garden



Approximate total area^m
88.6 m²
954 ft²

(1) Excluding balconies and terraces

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

GIRAFFE 360

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