



£250,000

22 Kings Drive, Carnforth, LA5 9AG

A fantastic opportunity to acquire this well presented three-bedroom semi-detached home, ideally situated in a sought after residential area. Offering a spacious living room, a modern kitchen diner, off-street parking, and a generous rear garden, this property is perfectly suited to a variety of buyers.

Conveniently located close to the many amenities, shops, and transport links available in the market town of Carnforth, the property is ideal for families, first time buyers looking to step onto the property ladder, or investors seeking an excellent addition to their portfolio.

Quick Overview

Semi-Detached House

Three Bedrooms

Spacious Accommodation Throughout

Additional Workshop And Garage

Off Street Parking

Generous Garden Plot

Local Amenities Within Easy Reach

Close To Transport Links

Primary & Secondary Schools Nearby

Ultrafast Broadband Available*



3



1



2



C



Ultrafast
Broadband



Garage and
Driveway

Property Reference: C2640



Hallway



Living Room



Study



Kitchen

Carnforth is ideally positioned on the edge of Lancashire and close to the Cumbria border, offering excellent access to the stunning Lake District National Park and Yorkshire Dales. The town is popular with both families and commuters, providing a wide range of everyday amenities including doctors' surgeries, pharmacies, supermarkets, independent retailers, and well-regarded local schools.

The area also benefits from excellent transport links, with convenient access to bus and rail services, as well as nearby motorway connections, making it ideal for those travelling further afield.

Altogether, this property enjoys a highly convenient and desirable central location, well suited to a variety of buyers seeking both accessibility and a strong community setting.

Welcome to 22 Kings Drive, a beautifully presented family home offering spacious and versatile living, perfectly designed for modern family life. With a stunning kitchen diner and an impressive rear garden, this home is ideal for both everyday living and entertaining.

Step inside through the porch, where a useful floor-to-ceiling storage cupboard provides practical space for coats and shoes, before leading into the bright and welcoming hallway.

To the front of the property is the spacious living room, filled with natural light and featuring an attractive fireplace with the potential for a wood-burning stove, creating a cosy focal point for family evenings.

Further along the hallway is a versatile study/playroom, ideal for those working from home, a children's play space or even a snug.

The heart of the home is the impressive kitchen diner, a bright and sociable space fitted with sleek modern wall and base units, complementary worktops and a range of integrated appliances including a fridge freezer, electric oven and hob, and a dishwasher. The dining area enjoys patio doors opening directly onto the garden, making it perfect for family meals and summer entertaining.

Additional access from the hallway leads to the workshop and garage, offering excellent storage and exciting potential for a utility area or hobby space.

Upstairs, the property continues to impress with three well-proportioned bedrooms. Bedroom one, positioned to the front, is a generous double with ample space for freestanding furniture. Bedroom two overlooks the rear garden and is another spacious double, while bedroom three is a comfortable single room, ideal as a nursery, child's bedroom or home office.



Kitchen Diner



Kitchen Diner



Bathroom



Bedroom One



Bedroom Two



Bedroom Three

Externally, the front of the property benefits from a block-paved driveway, mature shrubs and access to the garage and rear garden.

The rear garden is a real standout feature of this home, generous in size and thoughtfully arranged for families and keen gardeners alike. A patio area directly off the kitchen diner provides the perfect spot for outdoor dining and entertaining and leads down to a lawned garden ideal for children to play.

A further patio and decorative slate area creates additional spaces for outdoor seating and to relax, while towards the rear of the garden is a greenhouse and shed, offering fantastic potential for a productive allotment-style area. Mature trees, plants, shrubs and established borders provide colour, privacy and year-round interest throughout this wonderful outdoor space.

Accommodation with approximate dimensions

Living Room 14' 8" x 11' 6" (4.47m x 3.51m)

Study 8' 0" x 11' 9" (2.44m x 3.58m)

Kitchen Diner 9' 10" x 22' 3" (3m x 6.78m)

Workshop 9' 9" x 7' 5" (2.97m x 2.26m)

Garage 12' 1" x 7' 5" (3.68m x 2.26m)

Bedroom One 11' 11" x 11' 0" (3.63m x 3.35m)

Bedroom Two 10' 11" x 10' 11" (3.33m x 3.33m)

Bedroom Three 7' 10" x 7' 1" (2.39m x 2.16m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Lancaster City Council - Band A.

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 Carnforth office travel up Market Street and continue straight on at the traffic lights going over the canal bridge onto Kellet Road. Take the first right on to Prince Avenue, bear left at the end of the road and turn immediately right onto Kings Drive where the property can be identified by our For Sale board.

What3Words ///monopoly.exhaled.lends

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office



Rear Garden



Rear Garden



Rear Garden



Ordnance Survey 00456532

Request a Viewing Online or Call 01524 737727

Meet the Team

Laura Hizzard

Branch Manager & Property Valuer

Tel: 01524 737727

Mobile: 07464 545687

laurahizzard@hackney-leigh.co.uk



Imogen Milliard

Sales Negotiator

Tel: 01524 737727

carnforthsales@hackney-leigh.co.uk



Kirsty Roberts

Sales Negotiator

Tel: 01524 737727

carnforthsales@hackney-leigh.co.uk



Beth Woods

Sales Negotiator

Tel: 01524 737727

carnforthsales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.



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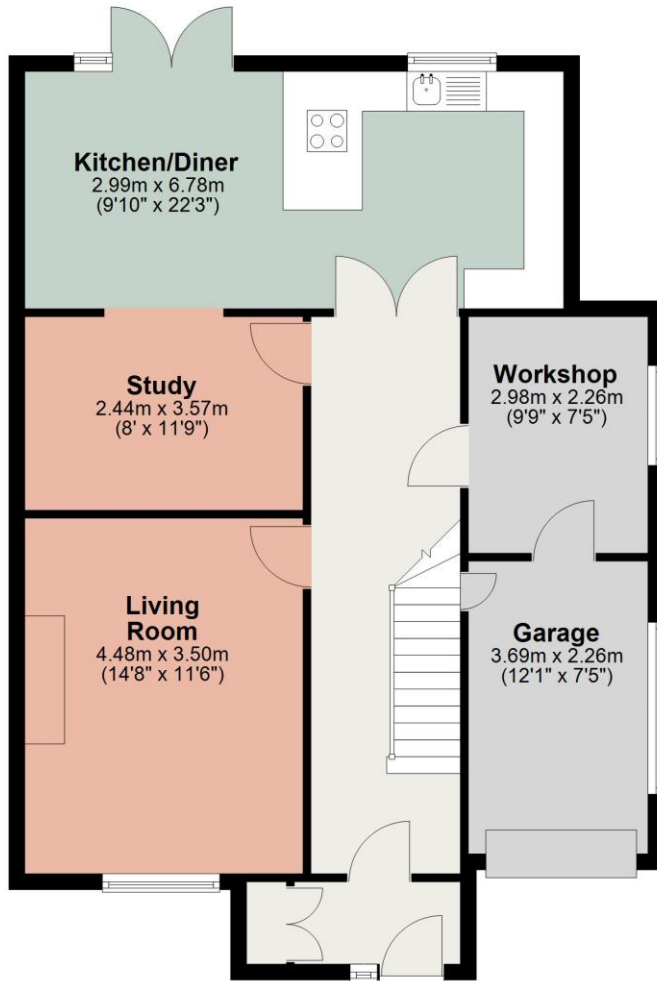


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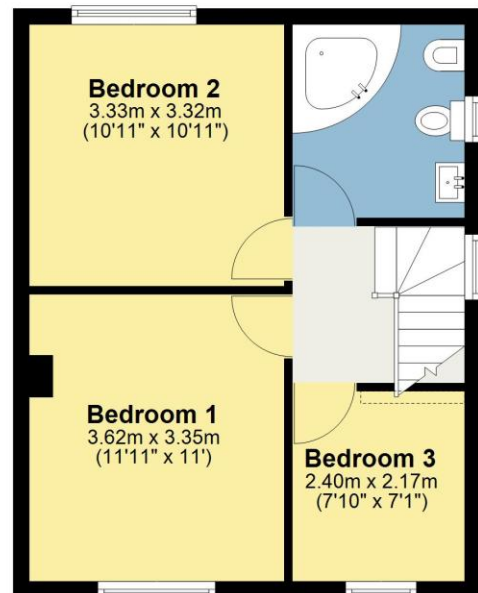
Ground Floor

Approx. 78.6 sq. metres (846.4 sq. feet)



First Floor

Approx. 39.0 sq. metres (420.3 sq. feet)



Total area: approx. 117.7 sq. metres (1266.7 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.

22 Kings Drive, Carnforth

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