



## Over Kellet

£425,000

44 Greenways, Over Kellet, Carnforth, LA6 1DE

Welcome to 44 Greenways, a beautifully presented and thoughtfully designed modern family home, ideally positioned within the sought-after village of Over Kellet. Offering flexible living accommodation, contemporary finishes and an excellent balance of open-plan and private spaces, this attractive property is perfectly suited to growing families, downsizers or those seeking versatile living options in a welcoming village setting.

### Quick Overview

Modern Detached Family Home  
Two Double Bedrooms  
Open Plan Living Spaces  
Move-In Ready Condition  
Flexible Accomodation  
Garden Office/Snug  
Quiet Cul-De-Sac Location  
Enclosed Wrap Around Garden  
Off Road Parking  
Ultrafast Broadband Available\*



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2



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B



Ultrafast  
Broadband \*



Off Road  
Parking

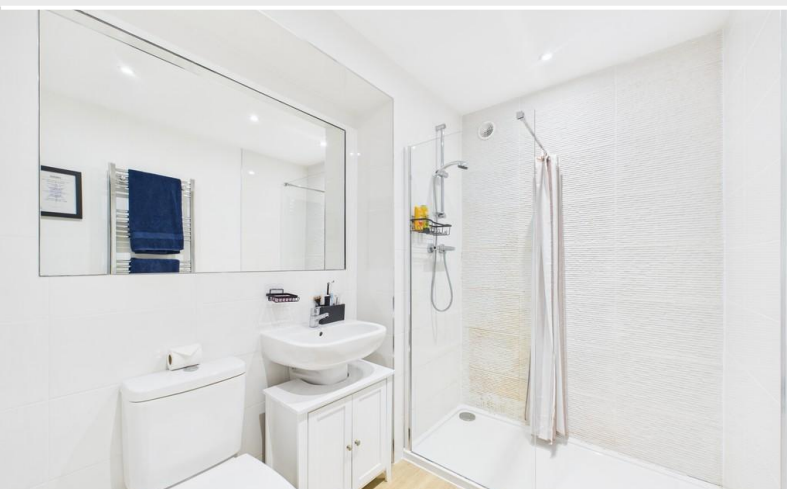
Property Reference: C2616



Entrance Hall



Bedroom Three



Shower Room



Living Room

Over Kellet is a highly regarded and friendly village situated on the edge of the Lune Valley, offering a semi-rural lifestyle while remaining well connected. The village benefits from a primary school, village hall, church and popular public house, fostering a strong sense of community. Excellent transport links provide easy access to Carnforth, Lancaster and the M6 motorway, while the surrounding countryside and nearby coastline offer a wealth of walking, cycling and outdoor leisure opportunities.

Upon entering the property, you are greeted by a spacious entrance hall. To the left lies the bright and comfortable living room, while to the right is a generous third bedroom, currently utilized as a playroom, offering excellent flexibility for a home office, guest room or ground-floor bedroom. Toward the rear of the ground floor is a well-appointed shower room, ideal for those seeking lateral living or added convenience when entertaining, fitted with a walk-in shower, WC and wash basin.

The heart of the home is the impressive open-plan kitchen diner, which flows seamlessly through the property. The modern kitchen is fitted with a range of wall and base units with complementary worktops and incorporates a host of integrated appliances, including a Bosch oven, four-ring gas hob with extractor, fridge/freezer, washing machine and dishwasher. A 1.5 stainless steel sink with drainer and a stylish breakfast bar further enhance the space. The generous dining area provides an excellent setting for family meals or social gatherings, with patio doors opening directly onto the garden and internal access to the garage. From the dining area, glazed French doors lead into the living room, where a large front-facing window floods the space with natural light, while a wood-burning stove creates a warm and inviting atmosphere.

To the first floor, the principal bedroom is a spacious double featuring integrated wardrobes, eaves storage and a front aspect window. Bedroom two is also a well-proportioned double with front-facing window and additional eaves storage. The family bathroom completes the accommodation and is fitted with a bath, WC and wash basin.

Externally, the property benefits from an enclosed wrap-around garden, offering a combination of patio seating areas ideal for al fresco dining and a lawn, perfect for children or pets. A garden office provides an excellent solution for those working from home. The garage is equipped with light, power and an electric up-and-over door, while off-road parking is also available.



Kitchen



Dining Area



Kitchen



Dining Area



Bedroom Two



Family Bathroom

## Accommodation (with approximate dimensions)

**Entrance Hall** 14' 6" x 6' 4" (4.42m x 1.93m)

**Bedroom Three/Snug** 8' 0" x 10' 0" (2.44m x 3.05m)

**Shower Room** 5' 11" x 7' 9" (1.8m x 2.36m)

**Kitchen/Diner** 11' 9" x 28' 4" (3.58m x 8.64m)

**Living Room** 14' 6" x 10' 11" (4.42m x 3.33m)

## First Floor

**Landing** 9' 7" x 6' 3" (2.92m x 1.91m)

**Bedroom One** 17' 6" x 11' 2" (5.33m x 3.4m)

**Bedroom Two** 12' 4" x 13' 7" (3.76m x 4.14m)

**Bathroom** 6' 6" x 10' 3" (1.98m x 3.12m)

**Garage** 20' 2" x 9' 9" (6.15m x 2.97m)

**Garden Office**

## Property Information

**Tenure** Freehold (Vacant possession upon completion).

**Services** Mains gas, water and electricity.

**Council Tax** Band D - 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 Carnforth office, head north along Market Street and continue straight through the traffic lights onto Kellet Road. Follow Kellet Road, keeping to the signs for Over Kellet. After approximately 1.5 miles, turn right onto Greenways and follow the road around, taking the first right. The property is situated at the end of this road on the corner.

**What3Words** ///bulge.fastening.custodial

**Viewings** Strictly by appointment with Hackney & Leigh.



Bedroom One



Garden



Garden Office



Garden Office

Request a Viewing Online or Call 01524 737727

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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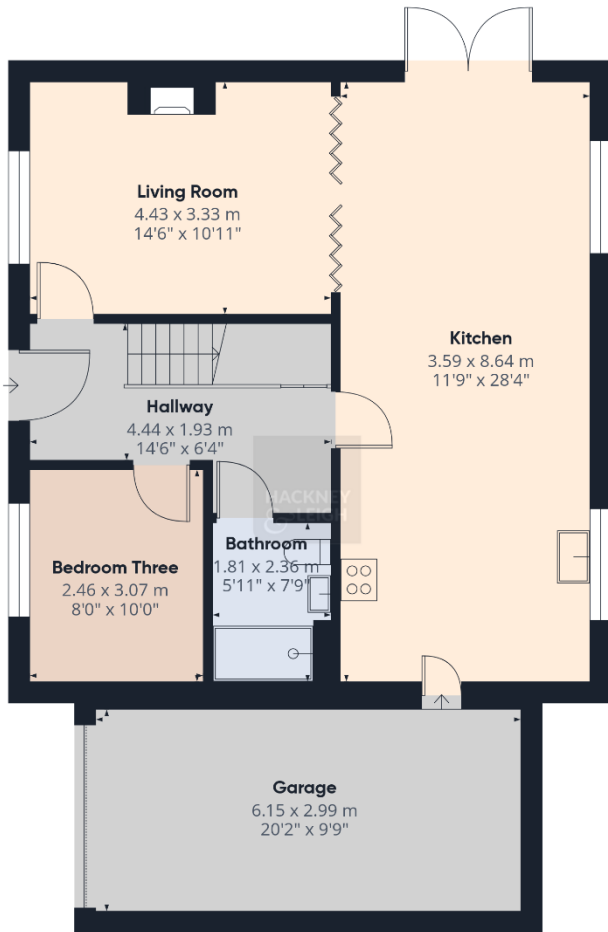


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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

133.5 m<sup>2</sup>  
1438 ft<sup>2</sup>

**Reduced headroom**

8.9 m<sup>2</sup>  
96 ft<sup>2</sup>

(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.

GIRAFFE360

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All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 03/02/2026.