



Nether Kellet

£285,000

3 Meadowcroft, Nether Kellet, Carnforth, Lancashire, LA6 1HN

Welcome to 3 Meadowcroft, a well-presented three-bedroom home situated in the heart of the popular village of Nether Kellet. Offering generous living accommodation, well-proportioned bedrooms and attractive countryside views, this versatile property will appeal to a wide range of buyers. Whether you are searching for a comfortable family home or looking to downsize without compromise, this property delivers both space and setting.

Quick Overview

- Semi-Detached Family Home
- Three Double Bedrooms
- Move-In Ready Condition
- Countryside Views
- Front & Rear Gardens
- Walking Distance to a Well Regarded Primary School
- Sought After Village Location
- Excellent Transport Links
- Ample Off Road Parking
- Ultrafast Broadband Available*



3



2



1



C



Ultrafast
Broadband



Off Road
Parking

Property Reference: C2605



Entrance Hall



Living Room



Living Room



Dining Area

Nether Kellet is a sought-after village offering a peaceful rural lifestyle while remaining conveniently located for access to nearby market towns and transport links. Surrounded by open countryside, the village is ideal for those who enjoy walking and outdoor pursuits. With a strong sense of community, a village hall and easy access to local amenities and schools in neighbouring areas, Nether Kellet combines the charm of village living with everyday practicality.

Upon entering, you are welcomed into a bright entrance hall. To the left is the spacious open-plan living and dining room, an ideal space for everyday family living or entertaining guests. Large windows flood the room with natural light, creating a warm and inviting atmosphere.

To the rear of the ground floor is the modern kitchen, fitted with wall and base units with complementary worktops. Appliances include a five-ring gas hob, oven, extractor fan and stainless steel sink with drainer, fridge and freezer, with direct access to the rear garden. A convenient downstairs WC also provides space for a washing machine.

The first floor offers three generous bedrooms. Bedroom One is a comfortable double with a front-facing aspect, while Bedroom Two is also a double, enjoying rear-facing views across open fields. Bedroom Three is a single room to the rear, ideal as a child's bedroom, home office or snug. Completing the accommodation is the neutral family bathroom, fitted with a bath and overhead shower, WC and wash basin.

Externally, the property benefits from both front and rear gardens, with the rear garden mainly laid to lawn. There is a large driveway providing off-road parking, along with the added advantage of a garage. This property offers a wonderful balance of comfort, practicality and lifestyle.



Kitchen



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Three

Accommodation (with approximate dimensions)

Porch 2' 10" x 5' 4" (0.86m x 1.63m)

Entrance Hall 10' 10" x 5' 10" (3.3m x 1.78m)

Downstairs WC 5' 4" x 5' 10" (1.63m x 1.78m)

Living/Dining Room 27' 8" x 11' 0" (8.43m x 3.35m)

Kitchen 8' 3" x 8' 7" (2.51m x 2.62m)

Bedroom One 10' 8" x 10' 11" (3.25m x 3.33m)

Bedroom Two 13' 2" x 8' 1" (4.01m x 2.46m)

Bedroom Three 7' 9" x 9' 2" (2.36m x 2.79m)

Family Bathroom 8' 9" x 5' 10" (2.67m x 1.78m)

Garage

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 Carnforth office, turn right and proceed north on Market Street. Go straight ahead at the traffic lights and follow that road out of Carnforth. Pass the High School on your left, and take the right hand turning onto Back Lane (signposted to Nether Kellet). Proceed along the road for just over a mile until you come to a T Junction. Turn right at the junction, onto Main Road. Take the third turning on the left, onto Shaw Lane, followed by the second left. The property is situated on the right hand side and can be located by our For Sale sign.

What3Words ///strongly.tomato.picturing

Viewings Strictly by appointment with Hackney & Leigh.



Bedroom One



Bathroom



Garden



Countryside Views

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
Call **01524 737727** or request online.

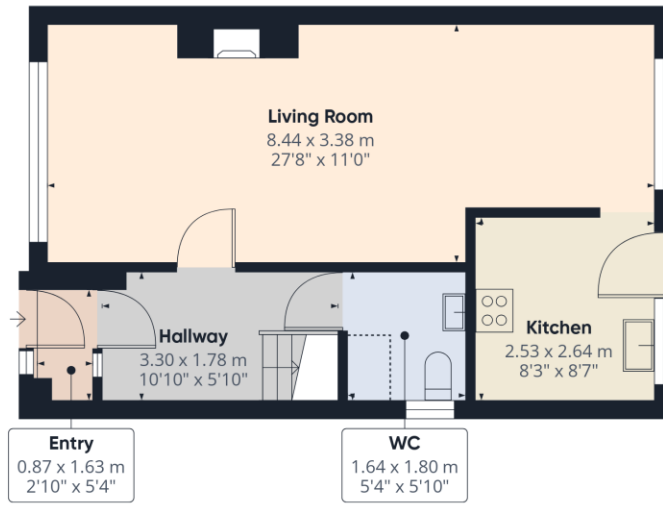


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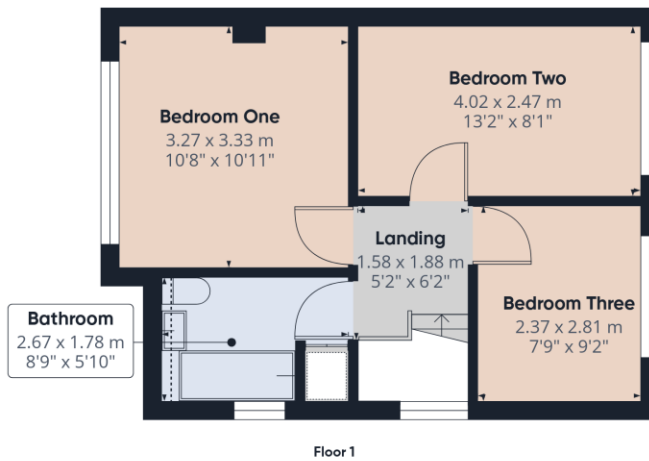
Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: carnforthsales@hackney-leigh.co.uk



Approximate total area⁽¹⁾
77.7 m²
836 ft²

Reduced headroom
0.7 m²
7 ft²

Floor 0



Floor 1

(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 13/01/2026.