



Nether Kellet

£285,000

16 Church Hill, Nether Kellet, Carnforth, Lancashire, LA6 1ER

A deceptively spacious semi-detached bungalow offering versatile and well proportioned accommodation throughout. The property boasts three bedrooms, two reception rooms and provides flexible living space making it ideal for a range of purchasers and lifestyles. A particular highlight is the delightful, mature rear garden, which has been lovingly maintained and enjoys attractive views across neighbouring fields, creating a wonderful sense of peace and privacy. Combining generous accommodation with a picturesque setting, this charming home offers excellent potential and must be viewed internally to be fully appreciated.

Quick Overview

- Semi Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Versatile Living Accommodation
- Well Established Rear Garden
- Off Street Parking
- Sought After Village Location
- Commuter Links Nearby
- Local Well Regarded Schools
- Ultrafast Broadband Available*



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Ultrafast
Broadband

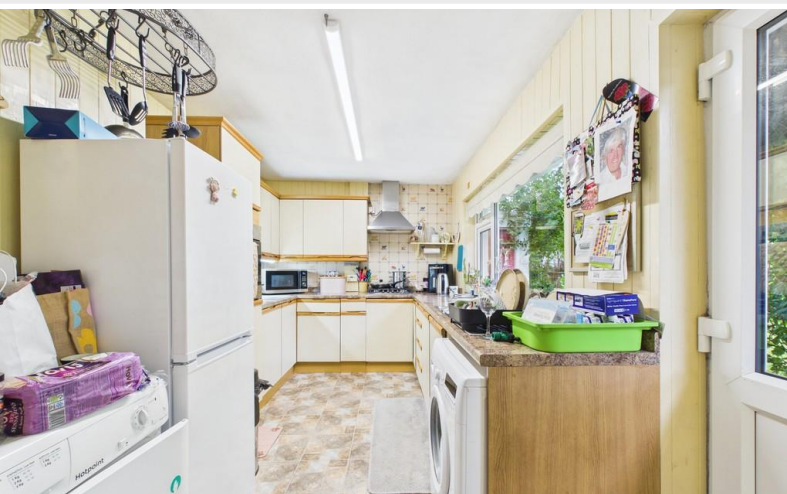


Off Street
Parking

Property Reference: C2674



Hallway



Kitchen



Living Room



Bathroom

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.

Step up to the property and enter 16 Church Hill via a useful porch, ideal for additional storage. The welcoming entrance hall provides access to the principal rooms. To the front of the property is the dining room, while the spacious living/dining room extends from front to rear, creating a bright and versatile living space filled with natural light.

The kitchen is accessed from the dining area and is fitted with a range of wall and base units, an electric oven, gas hob, and space for freestanding appliances. Enjoy pleasant views over the rear garden, with direct access outside. The ground floor bathroom is fitted with a walk-in shower, WC, and wash hand basin.

Upstairs, Bedroom One is a generous and light-filled room extending from the front to the rear of the property, benefiting from views towards the village and surrounding fields to the front, as well as overlooking the mature rear garden and countryside beyond. Bedroom Two is a good-sized double room with attractive field views to the front, while Bedroom Three is a single bedroom enjoying views over the rear garden.

Externally, the property benefits from a driveway providing off-road parking. Steps lead up to the entrance, bordered by tiered patio areas that offer an ideal space for seating or displaying potted plants.

The rear garden is a particular feature of the property, with a covered patio area directly off the kitchen providing a delightful spot for outdoor dining and relaxation. Beyond, the garden opens onto lawned areas surrounded by mature trees, established shrubs, flowering plants, and well-stocked borders, all complemented by attractive views across the neighbouring fields.

Accommodation with approximate dimensions



Kitchen



Living Room



Bedroom One



Bedroom Two



Bedroom Three



Views From Bedroom Two

Living Room 12' 9" x 10' 10" (3.89m x 3.3m)

Dining Area 9' 10" x 10' 10" (3m x 3.3m)

Dining Room 8' 10" x 7' 10" (2.69m x 2.39m)

Kitchen 8' 2" x 13' 1" (2.49m x 3.99m)

Shower Room

Bedroom One 17' 9" x 12' 2" (5.41m x 3.71m)

Bedroom Two 10' 10" x 11' 9" (3.3m x 3.58m)

Bedroom Three 13' 7" x 6' 3" (4.14m x 1.91m)

Property Information

Council Tax Lancaster City Council - Band D.

Tenure Freehold (Vacant possession upon completion).

Services Mains electricity, water and drainage.

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. At the end of Back Lane, turn right onto Main Road then turn right onto Church Hill, number 16 is towards the end on the right.

Viewings Strictly by appointment with Hackney & Leigh Carnforth office.

What3words ///shredder.starts.amps

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Rear Garden



Rear Garden



Rear Garden



Rear Garden

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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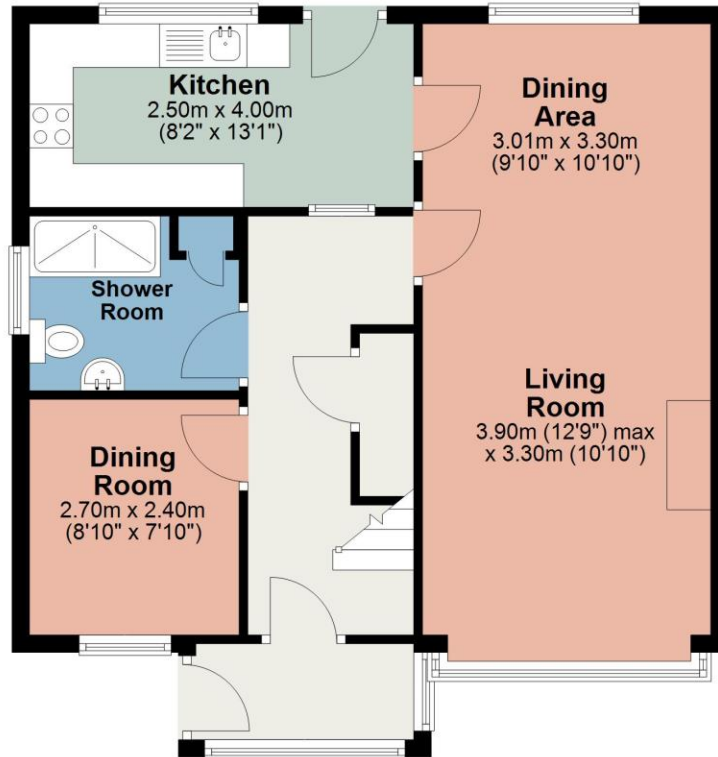


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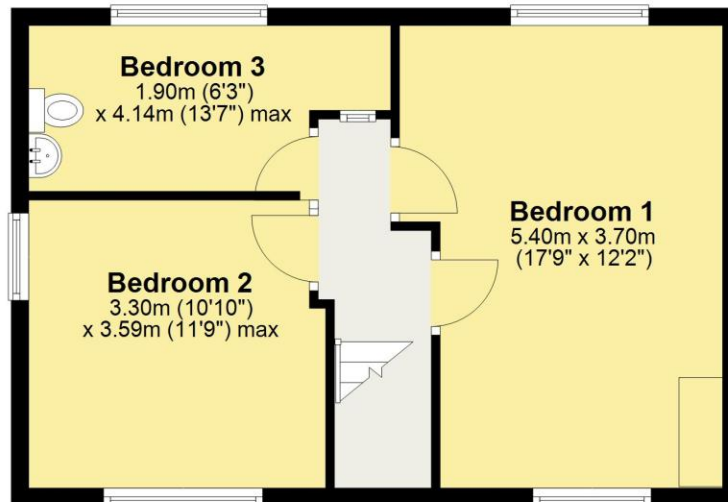
Ground Floor

Approx. 58.4 sq. metres (628.6 sq. feet)



First Floor

Approx. 42.7 sq. metres (459.9 sq. feet)



Total area: approx. 101.1 sq. metres (1088.4 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.

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