



## 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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B



Ultrafast  
Broadband \*



Off Road  
Parking

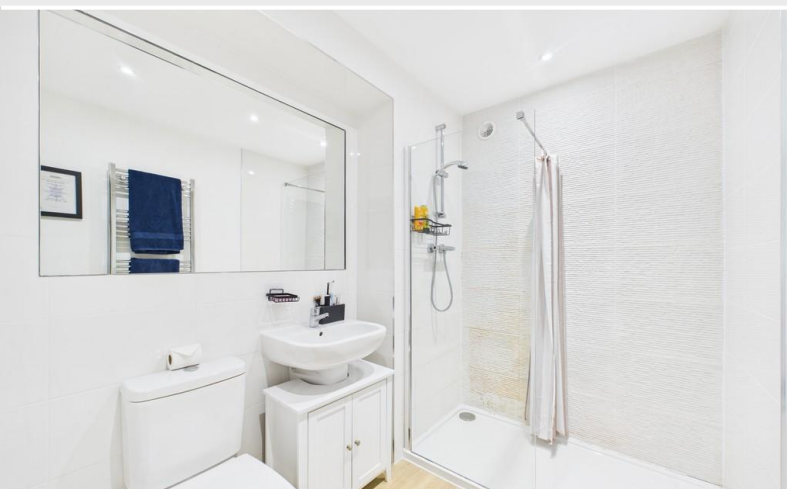
Property Reference: C2616



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  
Call **01524 737727** or request online.

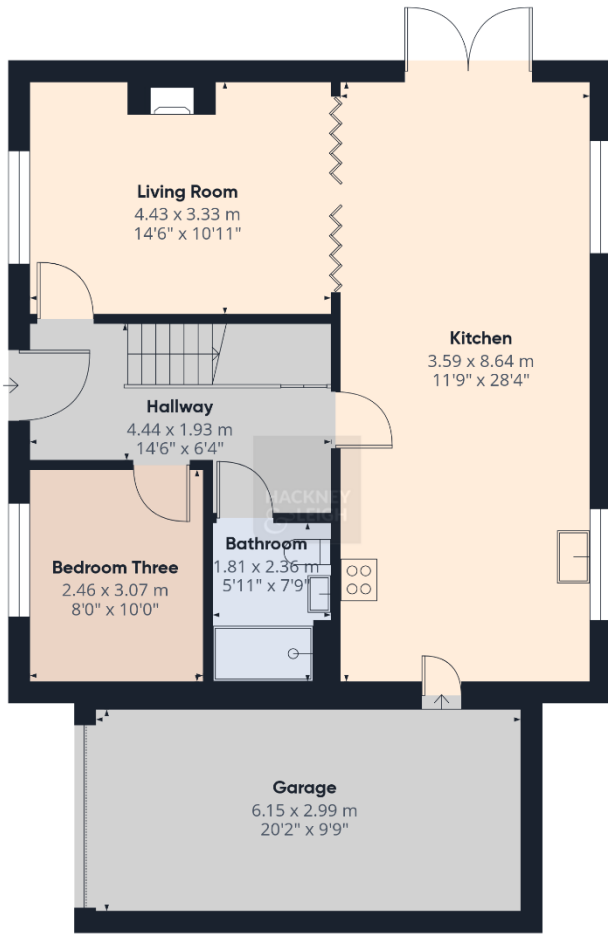


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Floor 0



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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