

Whittington

£300,000

3 Chestnuts, Main Street, Whittington, Carnforth, LA6 2NY

A charming stone and slate Victorian property that enjoys spacious well presented living space for all the family. With a wealth of traditional features throughout but would now benefit from some modernization, this home makes the ideal place for those looking for a village location within close access to local amenities.

Enjoying three bedrooms, family bathroom, living/dining room and kitchen with rear garden and off road parking, well worth putting on your "to view list".

Quick Overview

Charming 3 Bedroom Property
One Reception Rooms & One Bathroom
Ready for modernisation
Located in Sought After Village Location
Off Road Parking
South Facing Garden
No Upward Chain
Ultrafast (1000 Mbps) Broadband Available



3



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TBC



Ultrafast
Broadband



Off Road
Parking

Property Reference: KL3336



Living Room



Living Room



Kitchen



Garden

Property Overview

Situated in the lovely village of Whittington approx. 2.5 miles from the desirable market town of Kirkby Lonsdale. With some modernisation this could be an excellent family home.

Walk through the front door into hall way, with a well-proportioned living room on your left. The large bay window to the front introduces natural day light that spills in and beautiful views overlooking the fields. The beautiful antique fireplace featuring the classic tile surround is the true focus point. The dining area is open plan from the living room, creating a great area for dining and hosting loved ones. At the rear of the property is the kitchen with wall and base units and a complimentary worktop with stainless steel sink and space for appliances. Fitted with a downstairs cupboard perfectly used as a pantry. There is a door leading to the rear yard.

Upstairs onto the first floor is the bathroom admittedly in need of some updating but with lovely view points out the rear. This could easily become a lovely family bathroom, currently comprising paneled bath with shower over, pedestal sink and W.C with handy cupboard that houses the boiler. The second bedroom to your right is a comfortable double with a window to the rear aspect and also has a feature fireplace. Bedroom one has two large windows to the front aspect with plenty of space for additional furniture and a feature fire place. Upstairs into the converted loft providing a third bedroom. Also offering ample storage under the eaves.

The outside benefits from off road parking and a low maintenance garden which can be utilised to suit your need. Whether that be somewhere to enjoy a spot of gardening and grow some home-grown vegetables. To the rear of the garden is a patio area ideal for enjoying those warm summer evenings.

Location

From Kirkby Lonsdale take the B6254 to Whittington come into the Village and follow the road round to the left. The Chestnut is the short terrace on the left hand side, with access up the short drive at the end of the terrace. Parking for number 3 is in the middle.

What3Words: [///sensual.woods.ballparks](https://www.what3words.com/#!/en/sensual.woods.ballparks)

Accommodation (with approximate dimensions):

Living/Dining Room 26' 0" x 11' 6" (7.92m x 3.51m)

Kitchen 18' 10" x 7' 7" (5.74m x 2.31m)

First Floor

Bedroom Two 11' 10" x 9' 1" (3.61m x 2.77m)

Bedroom One 15' 1" x 11' 5" (4.6m x 3.48m)

Second Floor

Bedroom Three 14' 3" x 11' 5" (4.34m x 3.48m)

Property Information

Outside:

The outside offers a lot of potential to be turned into a practical space to meet your needs.

Parking:

Off road parking for one car to the rear with additional visitor parking.

Services

Mains electricity, mains gas, mains water and mains drainage.

Tenure:

Freehold

Council Tax

Lancaster City Council - Band C

Energy Performance Certificate:

The full Energy Performance Certificate is available on our website and also at any of our offices.

Viewing:

Strictly by appointment with Hackney & Leigh Kirkby Office.



Bedroom One



Bedroom Two



Bedroom Three



Bathroom



Total area: approx. 123.0 sq. metres (1323.8 sq. feet)

For illustrative purposes only. Not to scale. REF: KL3336

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