



Carnforth

£325,000

23 Longfield Drive, Carnforth, Lancashire, LA5 9EJ

A beautifully presented detached bungalow, set on the fringe of the popular market town of Carnforth with great access to transport links, local amenities and the countryside. Well-maintained and modernised with contemporary décor and traditional features throughout, this home has plenty on offer for growing families or retirees alike.

Offering two double bedrooms and modern bathroom, spacious living room and kitchen diner with adjoining sun room, perfect as a second sitting room for entertaining friends and family. Completed with driveway, detached garage and a surprisingly large rear garden with patio and gravel and an array of wild flowers, lovingly maintained by the current vendor to create a pretty haven to enjoy a morning coffee.

Quick Overview

Wonderfully Presented Detached Bungalow
 Two Bedrooms & One Bathroom
 Generous Kitchen & Separate Sun Room
 Light, Bright & Surprisingly Spacious
 Contemporary Décor Throughout
 Beautifully Tended Rear Garden
 Off Road Parking & Detached Garage
 Close to Local Amenities & Transport Links
 Popular Residential Location
 Ultrafast 1000 Mbps Broadband Available



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Ultrafast
Broadband



Garage And
Driveway

Property Reference: C2237



Spacious Hallway



Living Room



Sun Room



Bathroom

Location Located at the northeast end of Morecambe Bay, Carnforth offers a range of amenities to its residents, with doctors surgery, pharmacies, three supermarkets, Carnforth railway station and the M6. All of these only being a short half mile away from the property, boasting a perfect central location.

Property Overview Welcome to this wonderful detached bungalow, offering light and bright, generous living spaces within a popular village location. Enjoying two double bedrooms, modern fitted bathroom and living room with contemporary kitchen and separate sun room. With gardens to the front and rear, this home has plenty on offer for a range of buyers, and is definitely not one to miss!

On approach to the property, it is easy to feel the sense of space this home has to offer, set on a generous plot with large driveway and steps leading to a covered porch area. Step through the door into the spacious entrance hall with wood flooring running throughout the ground floor. There is ample space for storing coats and shoes with a handy storage cupboard and access into the living spaces. Follow the hallway to the right into the contemporary living room, flooded with light from the large window to the front aspect and, enjoying a wood burner stove, it is easy to imagine a cosy night in on a cooler evening.

Bedroom one is located to the front of the property, a double room with ample space for additional furniture whilst bedroom two is a good sized double and enjoys a rear aspect window over the garden. The bathroom is a modern three piece suite with complementary tiled walls and flooring and heated ladder towel radiator, comprising a wall hung sink, bath with shower over and low level W.C.

The real hub to this home is the kitchen diner, a well-fitted space with wall and base units with handy pull-out pantry cupboard, one and a half bowl ceramic sink with drainer and complementary work top with space for a dining table. Integrated appliances include a fridge/freezer, slimline dishwasher, Bosch oven and four ring induction hob with extractor over and a door provides access into the sun room. This room is the perfect place to soak up the sun whilst enjoying a morning coffee, and, currently used as a dining room, would make an ideal second sitting room.

Completing the picture is the pretty rear garden with patio area with ample space for outdoor furniture and a great space to entertain friends and family throughout the summer months. A small fence and gate separates the garden, leading to a lovingly presented gravelled area with pond and a plethora of wild flowers. Bordered with plants and trees, the garden is fully enclosed and a gate to either side of the property lead round to the front.



Kitchen Diner



Living Room



Bedroom Two



Bedroom Two



Bedroom One



Bedroom One

Outside Driveway offering ample off road parking with a detached garage with light, power and plumbing for a washing machine.

A well-presented front garden leads to the lovingly maintained rear garden with patio for outdoor seating, gravelled walkways and a central pond, bursting with a plethora of wild flowers and enclosed for privacy.

Directions From the Hackney and Leigh Carnforth office, turn right and proceed north on Market Street. At the traffic lights, turn right onto Lancaster Road and follow the road out of Carnforth A6 heading south. At the mini roundabout, take the second exit onto Longfield Drive, where the property is situated on the left hand side.

What3Words ///custard.patrolled.foam

Accommodation (with approximate dimensions)

Living Room 16' 11" x 13' 11" (5.16m x 4.24m)

Kitchen/Diner 12' 11" x 10' 11" (3.94m x 3.33m)

Sun Room 13' 7" x 7' 5" (4.14m x 2.26m)

Bedroom One 11' 10" x 9' 11" (3.61m x 3.02m)

Bedroom Two 10' 11" x 10' 11" (3.33m x 3.33m)

Property Information

Services Mains gas, water, drainage and electricity.

Council Tax Lancaster City Council. Band D.

Tenure Freehold. Vacant possession upon completion.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office

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



Patio



Patio



Garden



2023 Ordnance Survey 01107310

Request a Viewing Online or Call 01524 737727

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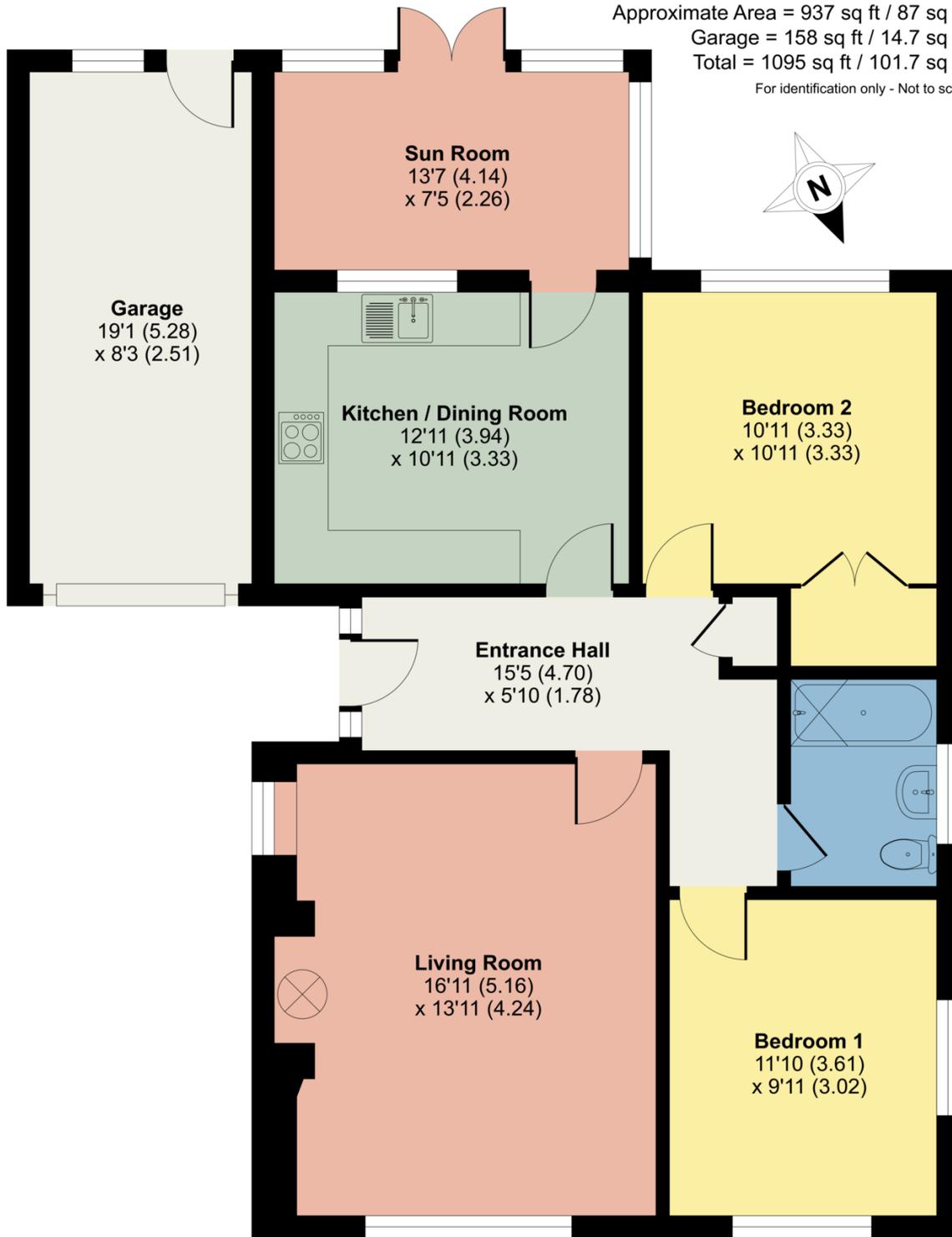
Longfield Drive, Carnforth, LA5

Approximate Area = 937 sq ft / 87 sq m

Garage = 158 sq ft / 14.7 sq m

Total = 1095 sq ft / 101.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 1028648

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