



Over Kellet

Offers in Region of £250,000

7 Leapers View, Over Kellet, LA6 1HL

Nestled in a peaceful cul-de-sac in the highly desirable village of Over Kellet, 7 Leapers View is an extended three-bedroom semi-detached house, waiting to be transformed into a beautiful family home. With well-proportioned front and rear gardens, a garage, ample off-street parking, two reception rooms, a kitchen-diner, and a four-piece bathroom suite, this property offers a fantastic opportunity for its new owners.

Quick Overview

Extended Three Bedroom Semi Detached House
 Occupying Fantastic Front and Rear Gardens
 Situated in the Sought After Village of Over Kellet
 Quiet Cul-De-Sac Location
 Some Updating Required
 Close to a Well Regarded Primary School
 Nearby Bus, Rail and M6 Links
 Perfect Family Home or Investment Opportunity
 No Chain Delay
 Ultrafast Broadband Available*



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Ultrafast
Broadband



Driveway &
Garage

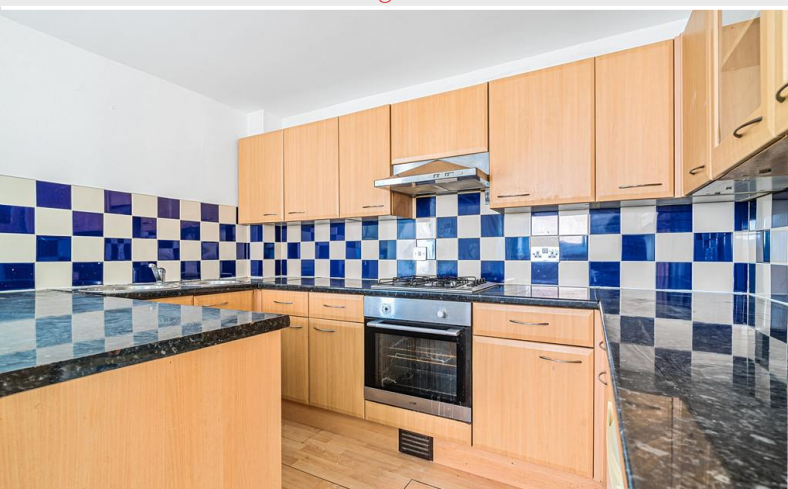
Property Reference: C2434



Rear Garden



Living Room



Kitchen



Reception Room Two

Location Over Kellet is a picturesque village which boasts stunning scenery and is surrounded by beautiful countryside, making it an ideal location for those seeking a peaceful and tranquil lifestyle. The village has a rich history, with many historical buildings and landmarks, including St. Cuthbert's Church, which dates back to the 12th century.

Over Kellet is perfectly positioned to access the Lake District and has excellent transport links, with the M6 motorway and the West Coast Main Line railway just a short distance away. The village also has a highly regarded primary school, a village hall, a pub with the town of Carnforth only a 5 min drive away with a wide variety of shops.

Property Overview Step into the property and to your left, you'll find the generously sized living room, filled with natural light and offering a pleasant view of the front garden. Though in need of some updating, this space holds great potential.

Continue through to the open-plan kitchen and dining area, which has been thoughtfully extended to include an additional reception room. This versatile space features sliding doors that effortlessly connect to the rear garden, perfect for indoor-outdoor living.

The kitchen, while fully functional with a Logik oven, hob, extractor, and complementary tiled surround, presents an excellent opportunity for modernisation. The ground floor is further enhanced by the convenience of a shower room.

To the first floor you will find three generously sized bedrooms, ideal for a growing family. Each room offers ample space for your furniture and is neutrally decorated, providing a blank canvas for the new owner to personalise. The first floor is completed by a superb four-piece bathroom suite, featuring a bathtub, walk-in shower, pedestal sink, and W.C., all complemented by tasteful tile surrounds and wood-effect flooring.

Outside & Parking Externally, the property sits on a generous plot, offering a well-maintained rear garden with lawned area, beautifully framed by a variety of flowers, shrubs, and mature trees that enhance privacy. At the front, you'll find another lawned area alongside a driveway with ample room for multiple vehicles. Additionally, the property includes the bonus of a garage and gated side access leading to the rear garden from the driveway.

Directions From the Hackney & Leigh Carnforth office, turn right and proceed north on Market Street. Head straight across at the traffic lights and carry on out of Carnforth, following the road into Over Kellet. At the cross roads and village green, turn right and proceed along the road past The Eagles Head public house. The turning into Leapers View is the second on your left number 7 can be located by our For Sale Sign.

What3Words ///valued.unwind.trespass

Accommodation with approximate dimensions

Living Room 15' 9" x 12' 7" (4.8m x 3.84m)

Kitchen Dining Room 15' 8" x 10' 5" (4.78m x 3.18m)

Second Reception Room 11' 10" x 10' 9" (3.61m x 3.28m)

Bedroom One 12' 7" x 9' 5" (3.84m x 2.87m)

Bedroom Two 13' 7" x 9' 4" (4.14m x 2.84m)

Bedroom Three 10' 4" x 7' 5" (3.15m x 2.26m)

Garage 18' 0" x 9' 1" (5.49m x 2.77m)

Services Mains gas, water and electricity.

Council Tax Band C - Lancaster City Council

Tenure Freehold. Vacant possession upon completion.

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



Reception Room Two



Bedroom One



Bedroom Two



Bedroom Three

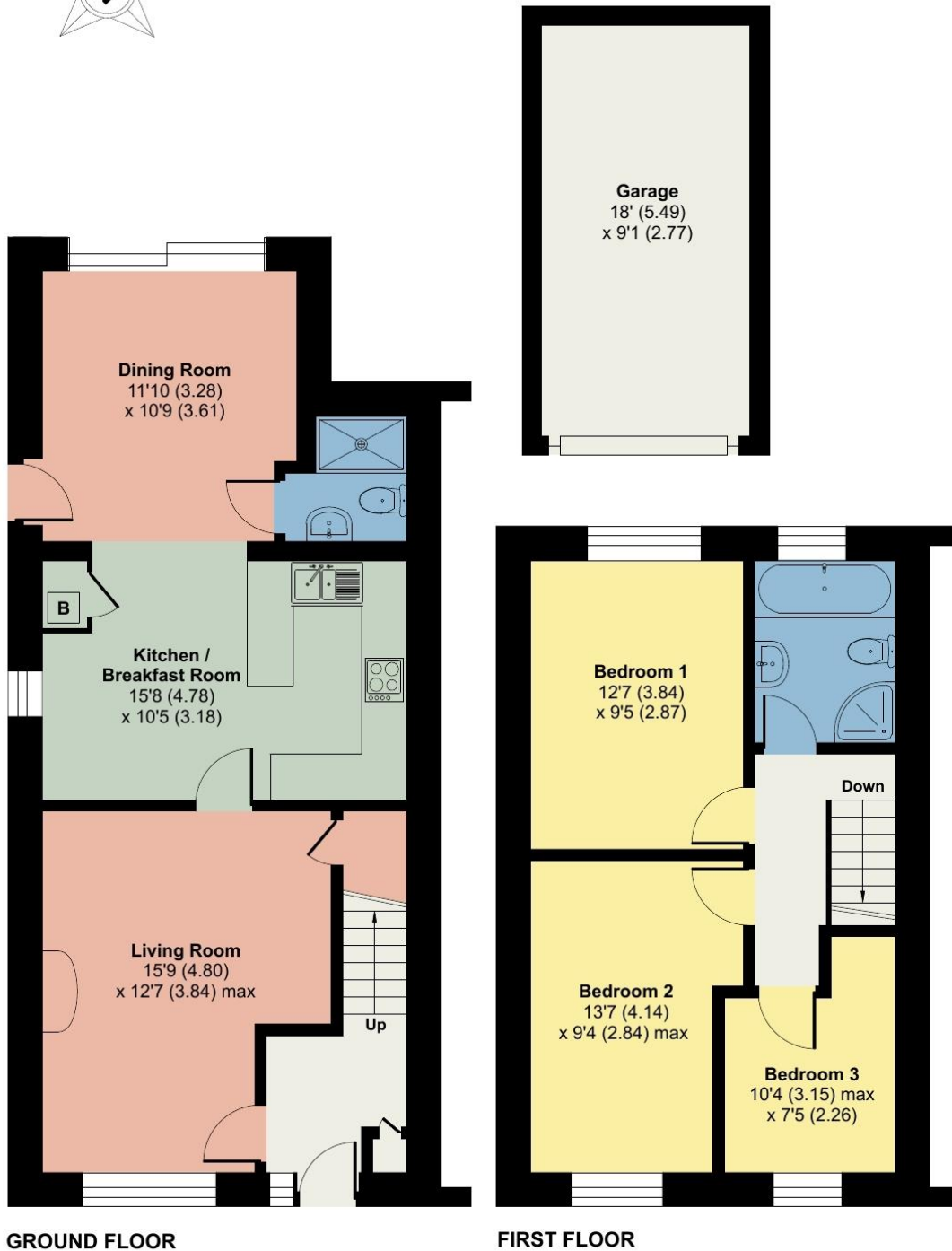
Leapers View, Over Kellet, Carnforth, LA6

Approximate Area = 1034 sq ft / 96 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 1199 sq ft / 111.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Hackney & Leigh. REF: 1169083

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