



Carnforth

£300,000

33 Redmayne Drive, Carnforth, LA5 9XA

This beautifully presented true bungalow is set in the popular residential area of Carnforth, offering the perfect solution for those desiring single-level living without sacrificing space. Boasting three double bedrooms, a generously sized L-shaped living room, and a modern kitchen, sitting on a good-sized plot with well-maintained, front and rear gardens. Additionally, it is offered with no chain delay, making it an ideal move-in ready home.

Quick Overview

- Well Presented Link Detached True Bungalow
- Three Double Bedrooms
- Good Sized L-Shaped Living Room
- Quiet Residential Location
- Single Level Living
- Ample Off Street Parking
- No Chain Delay
- Private Low Maintenance Rear Garden
- Nearby Amenities and Transport Links
- Ultrafast Broadband Available*



3



1



1



D



Ultrafast
Broadband



Driveway &
Carport

Property Reference: C2460



Courtyard



Living Room



Living Room



Living Room

Location Carnforth is a traditional market town and situated near the border between Lancashire and Cumbria and within easy reach of the beautiful Lake District National Park.

Carnforth itself offers a range of amenities to its residents, with doctors surgeries, pharmacies, schools, supermarkets, and local shops it also has the bonus of having fantastic transport links via bus, rail and motorway. This home really boasts a perfect central location.

Property Overview Step into this spacious bungalow and you'll immediately find a convenient storage cupboard, perfect for tucking away coats and shoes. From there, you're welcomed into a large, L-shaped living room that effortlessly doubles as a dining area - an ideal space for entertaining guests. The neutral décor and wood-effect flooring create a bright, airy, and inviting atmosphere.

The inner hallway features two convenient storage cupboards, one of which houses the boiler, last serviced in February 2024.

To the right, you'll find the modern kitchen, boasting a range of base and wall units and a variety of integrated appliances, including a Neff hob, extractor, fridge freezer, washing machine, and a Bosch oven and grill. The kitchen is further enhanced by an attractive tile splashback, a composite sink, and a breakfast bar whilst offering seamless access to the side of the property.

The property features three generously sized double bedrooms, all tastefully decorated in neutral tones and offering ample space for your furniture. Bedroom one is thoughtfully designed with built-in wardrobes and sliding doors that open into a charming conservatory, providing a tranquil spot to sit and enjoy views of the garden, with direct access to the outdoors. Bedroom two also benefits from fitted wardrobes, while the versatile third bedroom offers a flexible space that can easily serve as a home office, hobby room, or guest bedroom, catering to your lifestyle needs.

The property is completed by a contemporary bathroom featuring a three-piece suite, including a bath with an overhead shower and a full-length bath panel for easy walk-in access. The space also offers a toilet, vanity sink, chrome fixtures, a mirror, ample storage, and an aqua panel surround, all complemented by tiled walls.



Kitchen



Kitchen



Bedroom One



Conservatory



Bedroom Two



Bedroom Three

Outside & Parking Externally, this property impresses with its beautifully maintained, low-maintenance front and rear gardens. At the front, you'll find ample off-street parking, complemented by a gravelled area. The garage door lifts to reveal an inner courtyard, a hidden gem offering extra parking space and a carport with power. This area also provides gated access to the enclosed rear garden.

The rear garden is a private, serene retreat, carefully tended to and designed for relaxation. Featuring two patio areas, the garden is enhanced by mature shrubs at the rear, providing a sense of seclusion. Flower beds, a central gravelled section, and a large shed equipped with lighting-perfect for additional storage or as a workshop-complete this charming outdoor space.

Directions From the Hackney & Leigh Carnforth office, turn right and proceed north on Market Street. At the traffic lights, proceed straight ahead, taking the first left turning onto North Road. Proceed along the road, taking a right hand turning onto Redmayne Drive. Continue along Redmayne Drive and the property is located on your left hand side.

What3Words [///stunning.fishnet.ordering](https://www.what3words.com/#!/stunning.fishnet.ordering)

Accommodation with approximate dimensions

Living Room 21' 8" x 18' 4" (6.6m x 5.59m)

Kitchen 10' 6" x 9' 10" (3.2m x 3m)

Bedroom One 12' 6" x 9' 10" (3.81m x 3m)

Bedroom Two 12' 10" x 8' 10" (3.91m x 2.69m)

Bedroom Three 9' 10" x 8' 6" (3m x 2.59m)

Bathroom 8' 2" x 5' 11" (2.49m x 1.8m)

Conservatory 13' 9" x 8' 6" (4.19m x 2.59m)

Property Information

Services Mains gas, water and electricity.

Council Tax Band D - 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.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bathroom



Bathroom



Rear Garden



Rear Garden

Request a Viewing Online or Call 01524 737727

Meet the Team

Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727
Mobile: 07464 545687
laurahizzard@hackney-leigh.co.uk



Keira Brown

Sales Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Kirsty Roberts

Sales Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Alan Yates

Viewing Team

Tel: 01524 737727
carnforthsales@hackney-leigh.co.uk



Jo Thompson

Lettings Manager

Tel: 01539 792035
Mobile: 07779 771146
jonthompson@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**

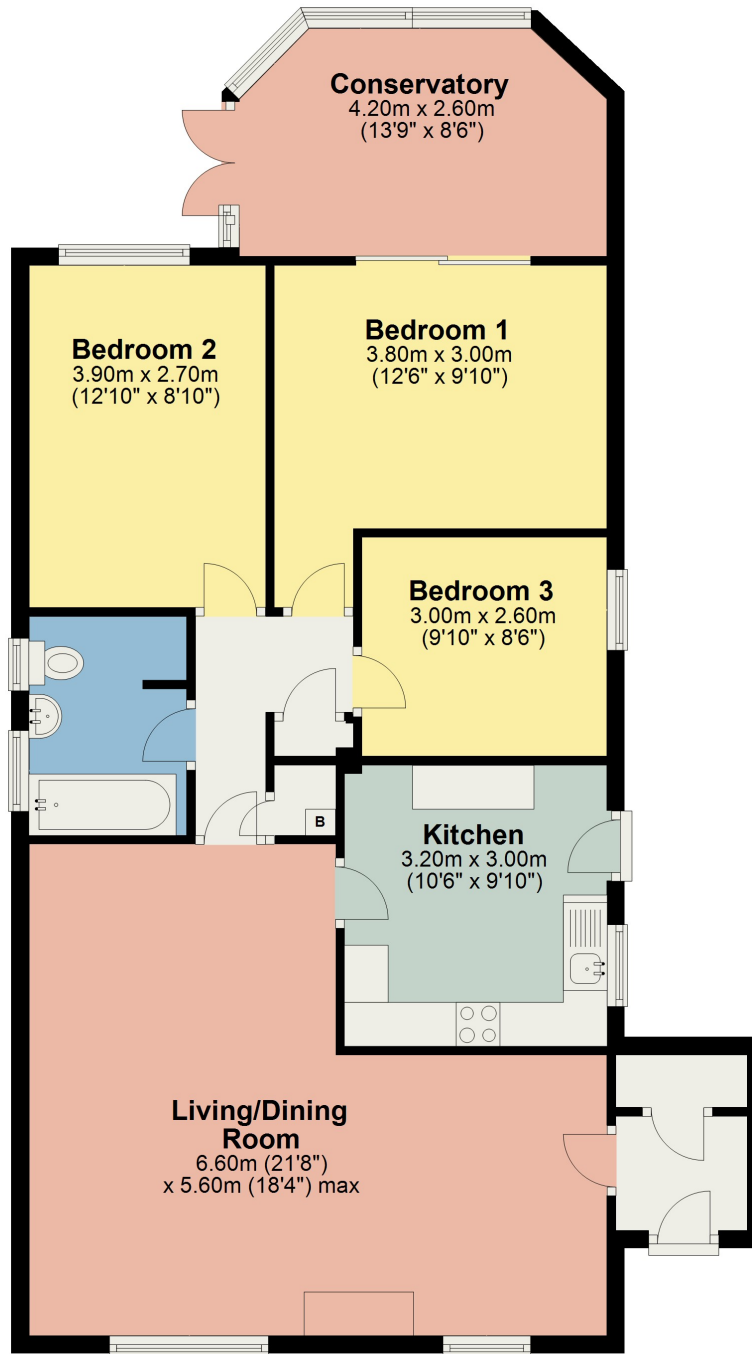


Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: carnforthsales@hackney-leigh.co.uk

Ground Floor

Approx. 95.2 sq. metres (1024.6 sq. feet)



Total area: approx. 95.2 sq. metres (1024.6 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.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 10/10/2024.

Request a Viewing Online or Call 01524 737727