



## Nether Kellet

£250,000

25 Main Road, Nether Kellet, LA6 1EZ

Potential to transform! Nestled in the highly desirable village of Nether Kellet, 25 Main Road is a detached, true bungalow set on a generous plot, offering the perfect canvas to create a beautiful home.

### Quick Overview

Detached True Bungalow  
Situated in the Sought After Village of Nether Kellet  
No Onward Chain  
Good Sized Front and Rear Gardens  
Garage and Driveway  
Modernisation Required  
Close to Local Amenities and Transport Links  
Ultrafast Broadband Available\*



2



1



1



TBC



Ultrafast  
Broadband



Driveway &  
Garage

Property Reference: C2465





Living Room



Living Room



Kitchen Dining Room



Kitchen

**Location** Nether Kellet is characterised by its charming rural atmosphere and traditional English village aesthetics. It features a mix of historic buildings and newer residential properties, giving it a blend of old-world charm and modern living. The village is home to a close-knit community, where residents often engage in various social and community activities.

Nature enthusiasts will appreciate the beautiful landscapes surrounding Nether Kellet. The village is encompassed by lush green fields, rolling hills, and meandering streams, providing opportunities for leisurely walks, hikes, and exploring the outdoors. The picturesque countryside also offers fantastic views and photo opportunities.

**Property Overview** Step into the property and immediately notice the generous space and potential it offers. The hallway grants access to each room, creating a natural flow throughout the home. To the left, a spacious living room awaits, complete with a charming focal fireplace and a large window that overlooks the playing fields, offering a peaceful, green view.

Moving towards the rear, the kitchen and dining room present an exciting opportunity for a modern upgrade, with plenty of room to create a fantastic entertaining space, along with direct access to the garden. Both bedrooms are spacious double rooms, comfortably accommodating all your furniture and storage needs.

**Outside & Parking** The property sits on a generously sized plot with a welcoming driveway and garage at the front, offering ample off-street parking for multiple vehicles. The front garden is low-maintenance, featuring a paved area and flower border.

At the rear of the property, you'll discover a beautifully landscaped garden with mature trees. The garden features a paved area, perfect for outdoor entertaining, and provides direct access to both the garage and kitchen for added convenience.

We understand that, upon purchase, it is expected, by the neighbours, that the trees to the rear of the property are to be cut back and maintained. Care will need to be taken in this respect given that the property lies in a conservation area. The marketing price has been adjusted accordingly.



**Directions** From the Hackney & Leigh Carnforth office, turn right and proceed north on Market Street. Go straight ahead at the traffic lights and follow that road out of Carnforth. Pass the High School on your left, and take the right hand turning onto Back Lane (signposted to Nether Kellet). At the end of the road turn right onto Main Road and proceed along the road until you find the property situated on your right hand side.

**What3Words** ///waggled.indicate.widget

**Accommodation with approximate dimensions**

**Living Room** 14' 11" x 12' 0" (4.55m x 3.66m)

**Kitchen Dining Room** 8' 10" x 17' 4" (2.69m x 5.28m)

**Bedroom One** 13' 9" x 10' 11" (4.19m x 3.33m)

**Bedroom Two** 11' 11" x 11' 0" (3.63m x 3.35m)

**Garage** 17' 1" x 9' 1" (5.21m x 2.77m)

**Property Information**

**Services** Mains gas, water and electricity.

**Council Tax** Band D - Lancaster City Council

**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.

**N.B.** Please note, the property is being sold as part of an estate, and limited information is available. We recommend that interested parties obtain their own independent advice.



Bedroom One



Bedroom Two



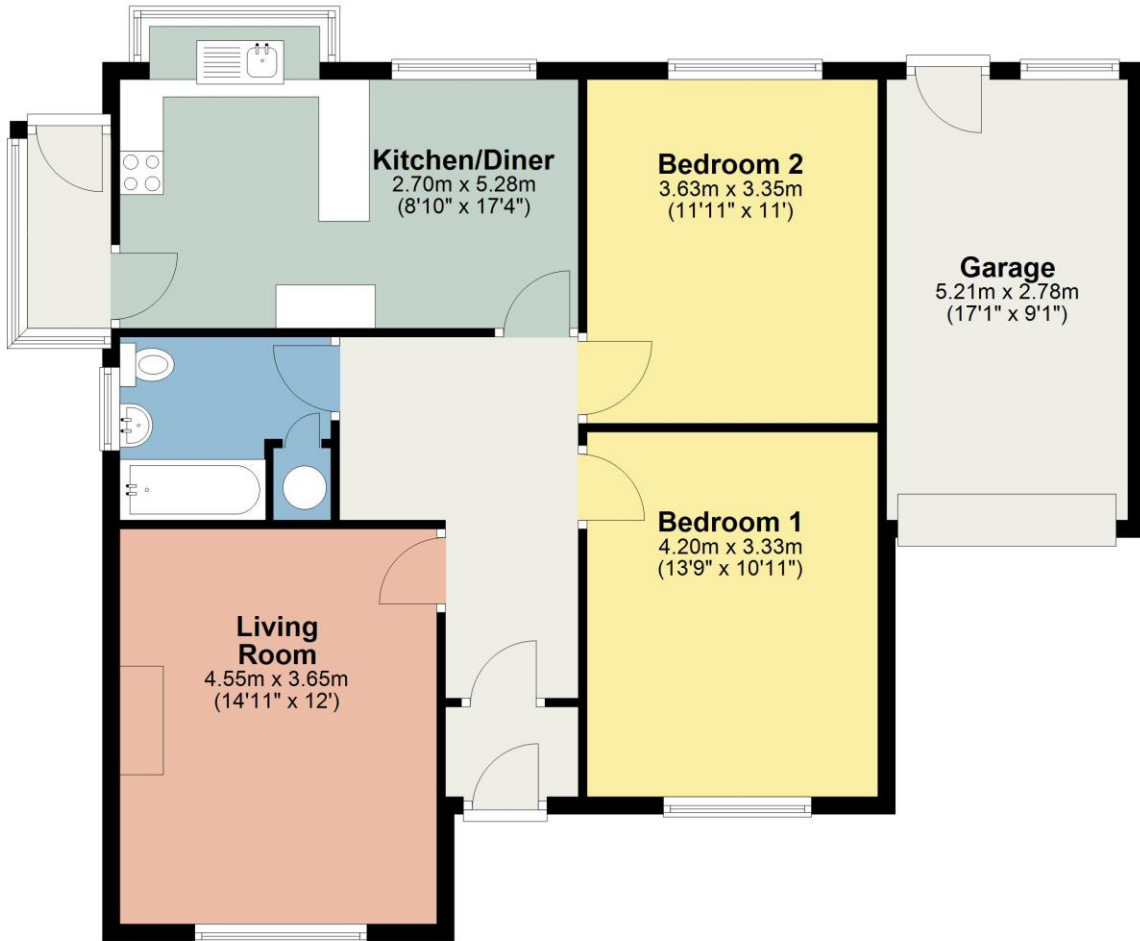
Bathroom



Rear Garden

## Ground Floor

Approx. 93.1 sq. metres (1002.2 sq. feet)



Total area: approx. 93.1 sq. metres (1002.2 sq. feet)

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