



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.

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.

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).



Bedroom One



Bedroom Two



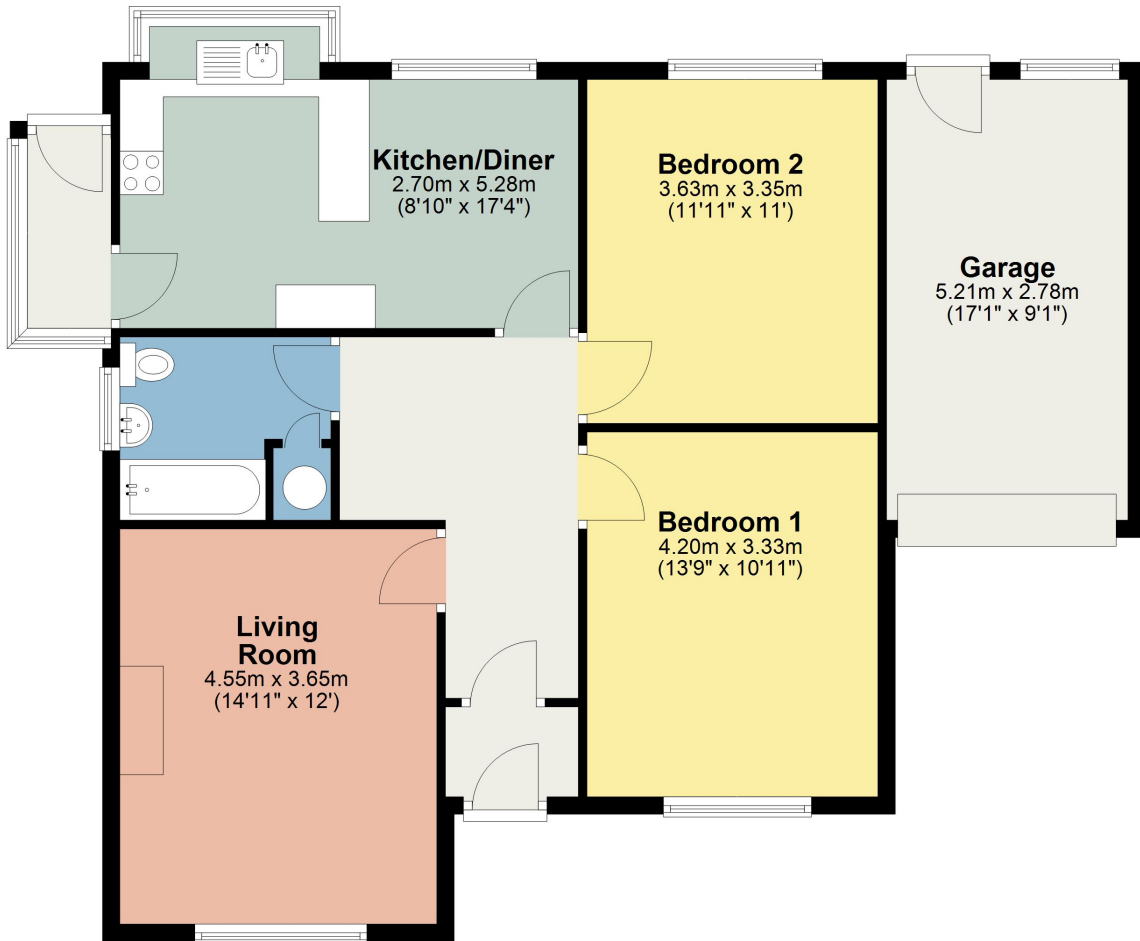
Bathroom



Rear Garden

Ground Floor

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



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

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 05/11/2024.