



## Nether Kellet

**£295,000**

3 Meadowcroft, Nether Kellet, Carnforth, Lancashire, LA6 1HN

Welcome to 3 Meadowcroft, a well-presented three-bedroom home situated in the heart of the popular village of Nether Kellet. Offering generous living accommodation, well-proportioned bedrooms and attractive countryside views, this versatile property will appeal to a wide range of buyers. Whether you are searching for a comfortable family home or looking to downsize without compromise, this property delivers both space and setting.

### Quick Overview

Semi-Detached Family Home

Three Double Bedrooms

Move-In Ready Condition

Countryside Views

Front & Rear Gardens

Walking Distance to a Well Regarded Primary

School

Sought After Village Location

Excellent Transport Links

Ample Off Road Parking

Ultrafast Broadband Available\*

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Ultrafast  
Broadband  
Off Road  
Parking

Property Reference: C2605



Entrance Hall



Living Room



Living Room



Dining Area

Nether Kellet is a sought-after village offering a peaceful rural lifestyle while remaining conveniently located for access to nearby market towns and transport links. Surrounded by open countryside, the village is ideal for those who enjoy walking and outdoor pursuits. With a strong sense of community, a village hall and easy access to local amenities and schools in neighbouring areas, Nether Kellet combines the charm of village living with everyday practicality.

Upon entering, you are welcomed into a bright entrance hall. To the left is the spacious open-plan living and dining room, an ideal space for everyday family living or entertaining guests. Large windows flood the room with natural light, creating a warm and inviting atmosphere.

To the rear of the ground floor is the modern kitchen, fitted with wall and base units with complementary worktops. Appliances include a five-ring gas hob, oven, extractor fan and stainless steel sink with drainer, fridge and freezer, with direct access to the rear garden. A convenient downstairs WC also provides space for a washing machine.

The first floor offers three generous bedrooms. Bedroom One is a comfortable double with a front-facing aspect, while Bedroom Two is also a double, enjoying rear-facing views across open fields. Bedroom Three is a single room to the rear, ideal as a child's bedroom, home office or snug. Completing the accommodation is the neutral family bathroom, fitted with a bath and overhead shower, WC and wash basin.

Externally, the property benefits from both front and rear gardens, with the rear garden mainly laid to lawn. There is a large driveway providing off-road parking, along with the added advantage of a garage. This property offers a wonderful balance of comfort, practicality and lifestyle.



Kitchen



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Three

## Accommodation (with approximate dimensions)

**Porch** 2' 10" x 5' 4" (0.86m x 1.63m)

**Entrance Hall** 10' 10" x 5' 10" (3.3m x 1.78m)

**Downstairs WC** 5' 4" x 5' 10" (1.63m x 1.78m)

**Living/Dining Room** 27' 8" x 11' 0" (8.43m x 3.35m)

**Kitchen** 8' 3" x 8' 7" (2.51m x 2.62m)

**Bedroom One** 10' 8" x 10' 11" (3.25m x 3.33m)

**Bedroom Two** 13' 2" x 8' 1" (4.01m x 2.46m)

**Bedroom Three** 7' 9" x 9' 2" (2.36m x 2.79m)

**Family Bathroom** 8' 9" x 5' 10" (2.67m x 1.78m)

**Garage**

## Property Information

**Tenure** Freehold (Vacant possession upon completion).

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

**Council Tax** Band C - Lancaster City Council.

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

**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). Proceed along the road for just over a mile until you come to a T Junction. Turn right at the junction, onto Main Road. Take the third turning on the left, onto Shaw Lane, followed by the second left. The property is situated on the right hand side and can be located by our For Sale sign.

**What3Words** //strongly.tomato.picturing

**Viewings** Strictly by appointment with Hackney & Leigh.



Bedroom One



Bathroom



Garden



Countryside Views

Request a Viewing Online or Call 01524 737727

## Meet the Team

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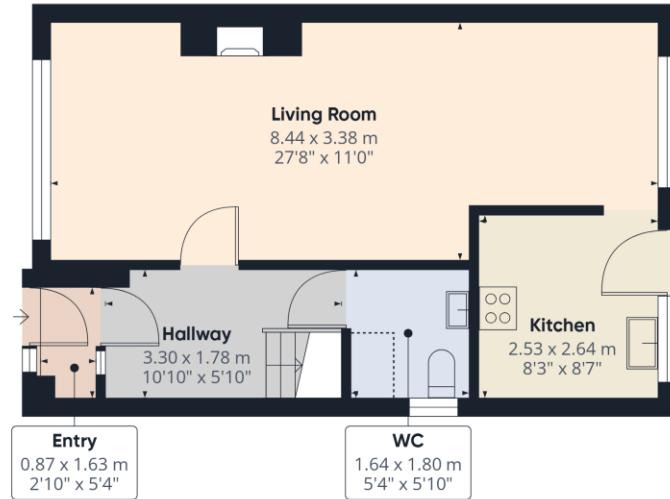


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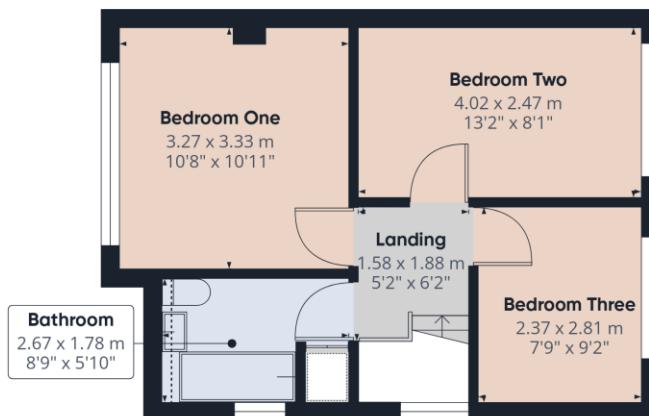


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**Hackney & Leigh Ltd** Market Street, Carnforth, Lancashire, LA5 9BT | Email: [carnforthsales@hackney-leigh.co.uk](mailto:carnforthsales@hackney-leigh.co.uk)

Approximate total area<sup>(1)</sup>77.7 m<sup>2</sup>  
836 ft<sup>2</sup>Reduced headroom  
0.7 m<sup>2</sup>  
7 ft<sup>2</sup>

Floor 0



Floor 1

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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 13/01/2026.