



Kings Drive | Carnforth
£200,000



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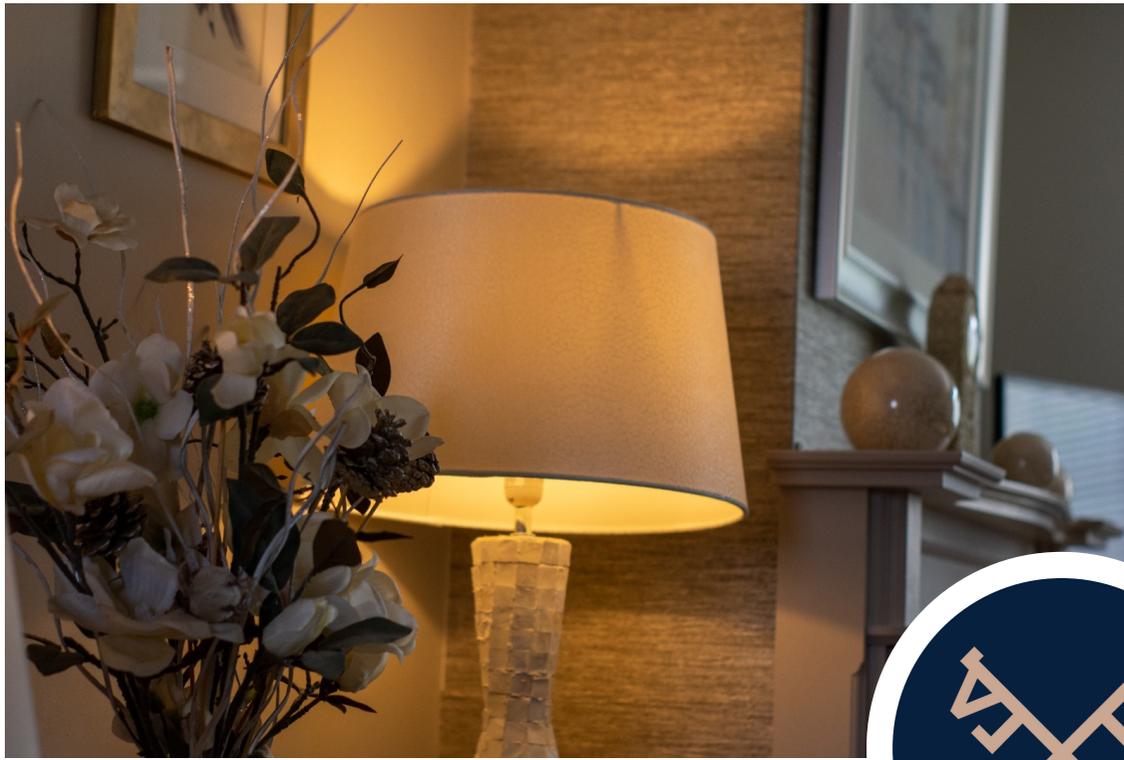


Band A



Freehold





A fantastic example of a semi-detached family home which is lovely throughout with three good sized bedrooms, spacious garden and off-street parking – Kings Drive is perfect for a wide range of buyers especially young families or first-time buyers!

Situated in a popular location near to a variety of nearby amenities, including local shops, Booths, Aldi and Tesco supermarkets, regarded primary and secondary schools, and Carnforth train station.



Entrance through the front door into the welcoming lounge; the property is tastefully decorated throughout and with generous living accommodation. The lounge features laminate flooring, large window overlooking the rear garden, feature fireplace with mantelpiece and electric fire, and lots of room for a large leather corner suite and a statement coffee table – it even has the added addition of a handy under stair study area! The kitchen diner is accessed through a door from the lounge, and is equally well-proportioned with tiled flooring, an array of oak effect fitted units and generous worktop space. The boiler is handily situated here and there's lots of room here for all your kitchen appliances and furniture and currently includes an electric oven, hob, washing machine, dryer, American fridge freezer, Welsh dresser and dining table.



Externally, in addition to the rear garden, driveway and front garden, the property has an attached outbuilding – super handy for keeping extra storage. The garden is a fantastic size, and enjoys the sunshine all day long. Step out onto the paved patio – swinging chairs and outside furniture are perfect to make use of al fresco dining in the summer time. There is plenty of room for planters and pottering about in the garden, a couple of small steps up to a pathway lead up to the lawn where the wooden summer house provides further outside storage and seating area to enjoy sunny afternoons. Mature shrubbery, hedges and fencing keeps the garden area nice and private. The garden wraps round to the side where there is a bin store area and you are able to access the front of the property via a gate. Kings Drive has a superb sized plot and there is a driveway at the front elevation, along with another lawn area which provides greenery and could easily be turned into further off-street parking for another vehicle.

Carnforth is situated just 15 minutes from the popular city of Lancaster, along with its lively town centre, and 20 minutes from Arnsdale & Silverdale, an Area of Outstanding Natural Beauty with breath-taking views and walking routes. The property sits just a few minutes from both the town centre and the beautiful canal, providing excellent walks and cycle routes. The M6 is conveniently situated nearby for easy access for work or leisure. The property is double glazed throughout, with gas central heating and is Council Tax Band A.



Lounge

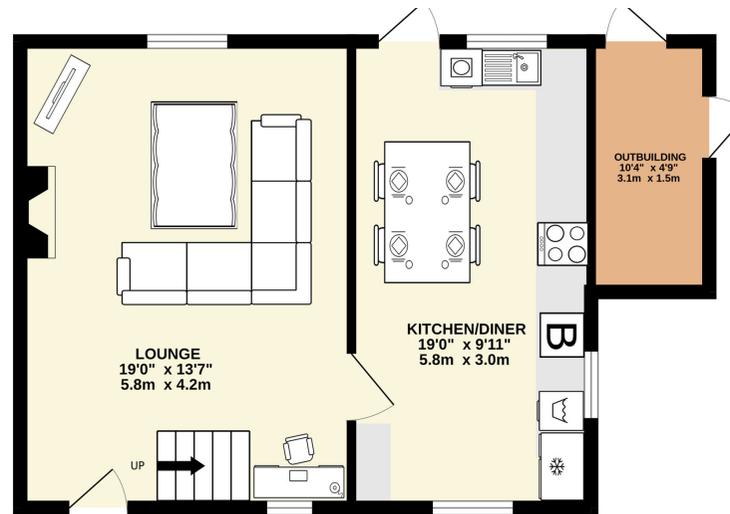
Welcoming lounge with laminate flooring, large window overlooking the rear garden, feature fireplace with mantelpiece and electric fire, and lots of room for a large leather corner suite and a statement coffee table – it even has the added addition of a handy under stair study area!

Kitchen/Diner

Well-proportioned kitchen diner with tiled flooring, an array of oak effect fitted units and generous worktop space. The boiler is handily situated here and there's lots of room here for all your kitchen appliances and furniture and currently includes an electric oven, hob, washing machine, dryer, American fridge freezer, Welsh dresser and dining table.

Outbuilding

Rear brick built outbuilding for storage use, accessed to the right of the rear kitchen door.



Bedroom One

Generously sized modern double bedroom with fitted storage cupboard.

Bedroom Two

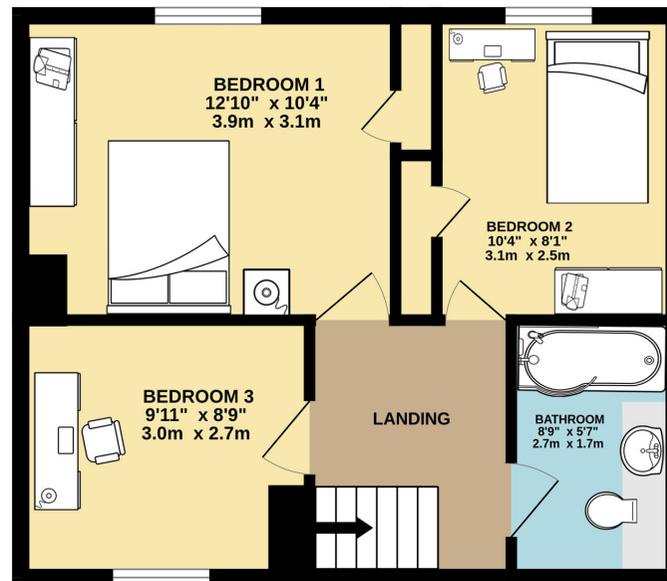
Second double bedroom with fitted storage cupboard.

Bedroom Three

Third bedroom, currently used as a home office.

Bathroom

Contemporary fully tiled bathroom suite; L shaped bath with electric shower, vanity unit with storage, hand basin and low flush WC. With spotlights and LED mirror.





The Essentials



The Carnforth
Hotel
0.4 miles



BOOTHS *0.7 miles*
ALDI *0.6 miles*
TESCO *0.8 miles*



Highfield Fisheries
0.07 miles



Boots Pharmacy
0.6 miles

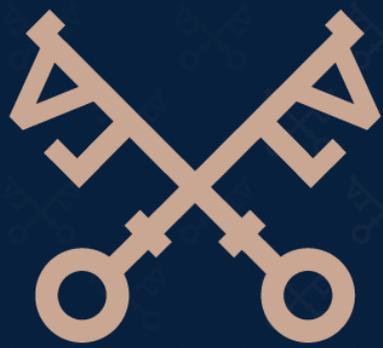


Warton Crag
2.4 miles



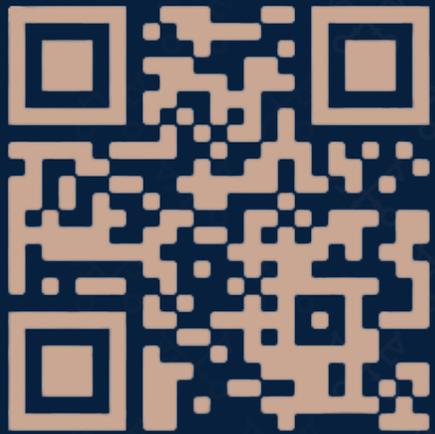
Highfield Shops
0.06 miles





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