



38 Green Meadow Close, Ingleton, LA6 3FE **Offers In The Region Of £445,000**

38 Green Meadow Close – A spacious 4-bed detached home in popular Ingleton, featuring a full-depth sitting room, open-plan kitchen/diner, ground floor wet room, en-suite to main bedroom, ample parking, well-kept gardens, and a garage — all close to village amenities and stunning Dales scenery.

Property Description

Welcome to 38 Green Meadow Close — a substantial 4-bedroom detached home in the sought-after village of Ingleton, offering generous living space, off-road parking, attractive gardens, and a garage.

Step inside via the practical entrance porch into a spacious hallway, giving access to all ground floor rooms. The full-depth sitting room is bright and welcoming, with patio doors opening onto the rear terrace and garden. The open-plan kitchen and dining room provide a great space for family life and entertaining, complemented by a useful utility room and a modern ground floor wet room.

Upstairs, the airy landing leads to two well-proportioned double bedrooms — one with its own en-suite shower room — along with two further smaller double bedrooms, ideal for family, guests, or a home office.

Outside, the property enjoys ample driveway parking, a well-maintained front garden, and a private rear garden perfect for relaxing or entertaining. A single garage offers additional parking or storage.

Situated in a popular residential area close to local amenities, schools, and the stunning scenery of the Yorkshire Dales, this is a wonderful family home with much to offer.

Property Information

Tenure: Freehold
Council Tax band: E
EPC Rating: C
Services: All mains
Broadband: Available

Ingleton Location

Ingleton is a vibrant village with a strong community and a good selection of bars, pubs, and shops. It is renowned for the spectacular Waterfalls Walk, with Ingleborough—one of the Yorkshire Dales' Three Peaks—dominating the landscape.

The village offers a good primary school and falls within the catchment areas for Settle College and Queen Elizabeth School, Kirkby Lonsdale. Local amenities include an open-air swimming pool and an ASDA supermarket

with a petrol forecourt on the nearby A65.

Train services are available from Bentham and Clapham stations on the Leeds–Lancaster line. Lancaster and the M6 motorway are about a 30-minute drive away. Popular nearby market towns include Kirkby Lonsdale and Settle. The A65 provides good road links to Kendal and Skipton. Ingleton's location also makes it ideal for day trips to the Lake District, Forest of Bowland, and Morecambe Bay.

Ground Floor

Entrance Porch

Stone tiled floor, UPVC double glazed windows with textured glass to front and sides, composite door to front, internal UPVC double glazed window and door with textured glass to entrance hall.

Entrance Hall



Engineered oak flooring, radiator, consumer unit, stairs to 1st floor.

Sitting Room



Amtico plank flooring, radiator, newly installed HETA log burner, UPVC double glazed window to front, UPVC window and patio doors to rear.

Kitchen/Diner



Radiator, range of shaker style wall and base units with complementary worktop, space for cooker with extractor hood over, space for fridge, plumbing for slimline dishwasher, 1.5 drainer sink, fitted shelves.

Dining Room



Open plan kitchen/diner with engineered oak flooring, radiator, UPVC double glazed window to front and rear.

Utility Room

Engineered oak flooring, radiator, range of shaker style wall and base units with complimentary worktop, UPVC double glazed door with textured glass to rear.

Wet Room



Tiled floor, heated towel rail, shower with rainwater drenched, toilet, wash basin, extractor fan.

First Floor

Landing



Fitted carpet, radiator, UPVC double glazed window to rear, loft access, airing cupboard housing hot water tank.

Bedroom One



Fitted carpet, radiator, fitted wardrobes, UPVC double glazed window to rear, ensuite shower room.

En-suite

Karndean korlock flooring, radiator, toilet, shower cubicle, wash basin, extractor fan.

Bedroom Two



Fitted carpet, radiator, UPVC double glazed window to rear.

Bedroom Three



Karndean korlock flooring, radiator, UPVC double glazed window to front.

Bedroom Four

Karndean korlock flooring, radiator, UPVC double glazed window to front.

Bathroom



Karndean korlock flooring, radiator, toilet, bath, shower cubicle, wash basin, two Velux windows, extractor fan.

External

Front

Stonewall enclosed front garden with lawn, pond, and mature plants.

Rear



Generous rear garden with patio area, lawn, and established beds.

Parking

Brick paved drive offering parking for 2 to 3 cars.

Single Garage

Concrete floor, up and over door, light and power, door to garden.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as agents in the sale of the property, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, an Onboarding Fee of £25.00 (inc. VAT) will be payable. This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:

<https://shorturl.at/zAqJj>

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

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If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

INTRODUCERS FEES

Fisher Hopper Ltd receives and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

FISHER HOPPER

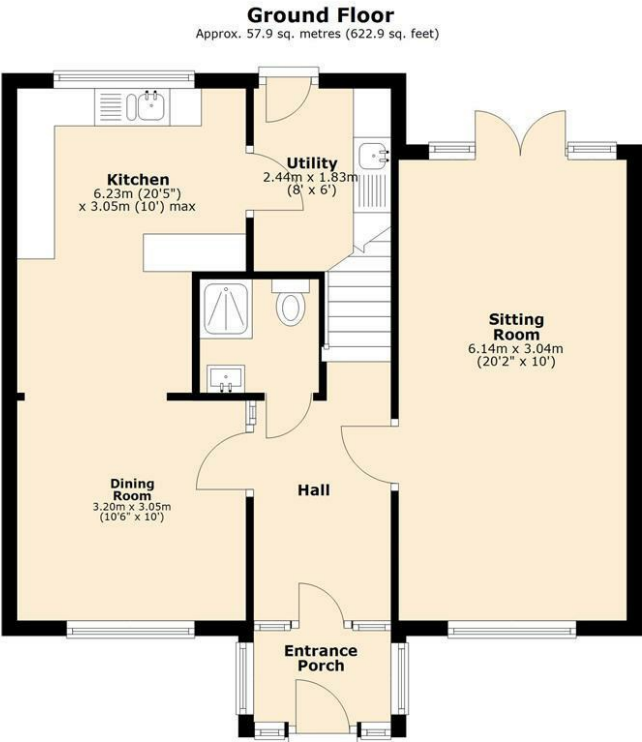
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FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 114.3 sq. metres (1230.0 sq. feet)
38 Green Meadow Close, Ingleton

Area Map



Energy Efficiency Graph

