



10 Hornby Bank, Hornby, LA2 8LQ
Price Guide £375,000

Rarely available in Hornby, this detached 2/3 bedroom bungalow is presented in good order throughout, providing: spacious accommodation; garage and driveway parking; generous gardens to both aspects and potential - subject to the necessary consents - to extend up if required. Located in a quiet cul-de-sac, 10 Hornby Bank is available with no chain and early viewing is highly recommended.

10 Hornby Bank



In brief, the accommodation comprises: entrance porch; large entrance hall with space for dining or home office; generous living room with outlook to front aspect; second reception room or third bedroom with outlook to rear garden; modern kitchen/diner with garden views; utility room; rear lobby; store; attached garage; large double bedroom one; smaller double bedroom two and contemporary style shower room.

Outside, the property has driveway parking for one vehicle and generous gardens to both the front and rear aspects.

Location

Hornby is a charming village set in the rolling countryside of the Lune Valley with easy access to the M6, Lancaster and Kirkby Lonsdale. The village has a range of amenities including shop, Post Office/tea room, butchers, GP Surgery, swimming pool and well-regarded primary school. In the catchment area for excellent secondary education options in Lancaster.

10 Hornby Bank is situated in a quiet residential area, within easy walking distance to the village centre with its attractive traditional architecture and beautiful castle.

On the edge of the Forest of Bowland Area of Outstanding Natural Beauty, the Yorkshire Dales, Morecambe Bay and Lake District are all available for great days out in stunning countryside.

Property Information

Freehold Property. Council Tax Band E. All

mains services with gas central heating. B4RN fibre broadband. The property was re-wired and re-plumbed in 2013/14. The flat roof was replaced in 2021. Agent's Note: There is an additional parcel of land beyond the rear garden, which is available subject to a third party agreement. Contact Fisher Hopper for more information on this.

Accommodation

Porch

UPVC double glazed porch with external door to the front aspect. Coat hooks. Carpet. UPVC double glazed inner door and windows to the entrance hall.

Entrance Hall



Spacious entrance hall with room for dining or home office. Cupboard housing consumer unit. Loft access. Carpet. Radiator. Access to bedrooms, shower room, both receptions and kitchen/diner.

Living Room 14'0" x 16'1" (4.27m x 4.89m)



Very generous living room with UPVC double glazed window to the front aspect. Fireplace housing gas flame fire. Carpet. Radiator.

Reception 9'11" x 12'0" (3.02m x 3.65m)



Second reception room or third bedroom with UPVC double glazed bow window to the rear aspect and garden views. Carpet. Radiator.

Kitchen/Diner 13'6" x 10'0" (4.12m x 3.04m)



Good-sized kitchen/diner with UPVC double glazed window to the rear aspect and garden views. Range of wall and base mounted units. Sink with drainer. Integral oven with hob and extractor hood over. Space for fridge-freezer.

Space for 4-seater dining table. Vinyl flooring. Radiator. Access to utility and rear lobby.

Utility

Utility room with UPVC double glazed window to the rear aspect. Wall mounted cupboard. Worktop. Gas central heating boiler. Plumbing for washing machine. Space for fridge, freezer or dryer. Vinyl flooring. Heated towel rail.

Rear Lobby



Rear lobby with UPVC double glazed external door to the rear aspect. Carpet. Radiator. Access to store and garage.

Store



Store with UPVC double glazed window to the side aspect. Shelves. Concrete floor.

Garage 15'11" x 11'3" (4.84m x 3.42m)



Attached garage with electronic up and over door to the front aspect and 2 UPVC double

glazed windows to the side aspect. Cupboard. Concrete floor.

Bedroom 1 12'0" x 15'1" (3.66m x 4.59m)



Very good-sized double bedroom with UPVC double glazed window to the front aspect. Carpet. Radiator.

Bedroom 2 12'0" x 10'2" (3.67m x 3.09m)



Smaller double bedroom with UPVC double glazed window to the rear aspect. Carpet. Radiator.

Shower Room 8'0" x 6'9" (2.45m x 2.07m)



Contemporary shower room with UPVC double glazed window to the rear aspect. Shower, wash hand basin and WC. Extractor. Vinyl flooring. Radiator. Heated towel rail.

Outside



Generous plot at end of quiet cul-de-sac.

Parking

Garage and driveway parking for 2 vehicles.

Garden



Generous gardens to both the front and rear aspects, comprising lawns and established beds with mature trees and shrubs. Greenhouse with composting area to rear.

Front Garden



Rear 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, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

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

MARKET APPRAISALS

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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



Area Map



Energy Efficiency Graph

