





## 14 Ash Meadow Road, Nether Kellet, Carnforth, Lancashire, LA6 1EN

With majestic views of the imperious Morecambe Bay this superb, fully renovated detached family home in the popular village of Nether Kellet must be viewed to be appreciated. Tastefully renovated, the primary accommodation of the home on Ash Meadow Road is well designed and beautifully appointed with two double bedrooms, two well proportioned reception rooms, a stylish kitchen and bathroom and an extended sitting room where the views can be enjoyed to their fullest - not least one of the finest sunsets the eye can see. Ancillary accommodation comprising of a bedroom, a walk in shower and a WC is provided to the rear of the garage and vast undercroft storage space is also on offer. Externally there is driveway parking for three cars, an intelligently designed decked balcony with glass screen and a sizeable plot at approximately 0.2 acres, mostly laid to lawn. Located in North Lancashire, the village of Nether Kellet is packed with stunning scenery and country walks. With a playing field and play park located in the centre of the village, as well as the village pub there is much to keep the family entertained. The village is located a mere ten minute drive away from the busy market town of Carnforth which itself boasts a range of local shops, three supermarkets, a doctors surgery and a dentist as well as the popular train station, the backdrop to the famous scene in the Brief Encounter movie. The perfect balance of space and style, why not come and take a look..



### Entrance Porch

### Hallway

A welcoming entrance hallway with Karndean flooring, a stylish panel, vertical radiator and intelligently designed storage.

### Lounge

**15'3" x 13'10" (4.65 x 4.23)**

A spacious yet cosy room with an inset Gazco glazed fireplace, a continuation of the Karndean flooring, twin vertical panel radiators and uPVC double glazed windows to the front and side affording views over countryside.

### Dining Room

**11'10" x 12'3" (3.62 x 3.74)**

With a Fireline multi fuel stove with a sandstone hearth at it's heart, this beautiful room again benefits from thoughtful storage options, a vertical panel radiator, Karndean flooring and a uPVC double glazed window to the front elevation.

### Kitchen

**9'6" x 11'6" (2.91 x 3.51)**

This contemporary kitchen boasts a range of wall and base units with granite work top surfaces, an inset one and a half bowl sink and drainer and integrated appliances including an induction hob with overhead extractor, a fitted microwave, an oven, a fridge freezer and a dishwasher. More top quality Karndean flooring flows and the room is brought to life by the stylish ceiling spot lighting.

### Extended Sitting Room

**20'3" x 9'3" (6.19 x 2.84)**

Simply - WOW. Brilliantly designed to offer unobstructed views of Morecambe Bay and the stunning sunsets on offer, this recent addition is sure to be the most popular room in the house. With full width sliding doors offering access to a recently installed decking area with glass panel balustrades, a summers day/evening would be a joy to behold.

### Lobby

Additional space with shelving.

### Side Storm Porch

### Bathroom

**7'8" x 5'8" (2.34 x 1.74)**

A sleek and stylish three piece bathroom suite comprising a tiled bath with Aqualisa HiQ controls and an overhead shower to mixer taps, a low flush WC and a vanity wash hand basin. The room is set off with Karndean tiles, LED backlights, ceiling spot lights, a stainless steel heated towel rail and a Hib mirror with heat pads. A quite stunning finish.

### Bedroom One

**11'7" x 12'0" (3.55 x 3.67)**

A double room with a uPVC double glazed window to the rear, a vertical radiator and Karndean flooring.

### Bedroom Two

**12'0" x 10'2" (3.66 x 3.10)**

Another comfortable double room with a uPVC double glazed window to the rear, a vertical radiator and Karndean flooring.

### Ancillary Accommodation

Beyond the garage is ancillary accommodation, ideal for a teenage son or versatile enough to be a self contained set up as required.

### Bedroom

**9'7" x 8'6" (2.94 x 2.6)**

With a uPVC double glazed window to the rear, power and light.

### WC

With a low flush WC and wash hand basin.

### Walk in Shower.

### Externally

The property sits on a plot of approximately 0.2 acres, mostly laid to lawn but with a driveway for three vehicles, a garage, a decking area with glazed balustrade and an undercroft which extends to the footprint of the house.

### Services

The property is serviced by gas (the boiler is situated in the undercroft), electricity, mains water and mains drainage.

### Tenure

The property is Freehold with title number LA622007.

### Council Tax

Band E via Lancaster City Council.

### Viewings

Strictly by appointment with Houseclub Estate Agency.

### Energy Performance Certificate

Available online - contact our office for more details if required.

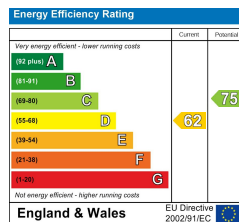












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