

RTS Richard Turner & Son

AUCTIONEERS, VALUERS & ESTATE AGENTS

Est 1803



10 CRAGGS VIEW, OVER KELLET

PRICE: £389,000

Council Tax Band: D

Tenure: Freehold

Energy Performance Certificate Band: B

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF **T:** 015242 61444 **E:** property@rtturner.co.uk **W:** www.rturner.co.uk

10 Craggs View, Over Kellet, Nr Carnforth, Lancashire, LA6 1FY

No 10 Craggs View is a superb family property built in circa 2022 by Fellside Homes, specialising in small quality developments in beautiful locations.

Over Kellet is close to all the amenities you will need, just a short drive to Junction 36 off the M6, providing access both North and Southbound.

Approx. 1.5 miles from the lovely town of Carnforth where the train station has connections to the West Coast Mainline.

Over Kellet itself has a pre-school and primary school in easy walking distance. Carnforth has a secondary school and further bus routes to secondary schools that would fall into Lancashire and Cumbria catchment areas. **VIEWINGS HIGHLY RECOMMENDED.**

VIEWING: By prior appointment through Richard Turner & Son Bentham Office.

Accommodation Comprising:

Ground Floor:

Ground Floor WC:

5'9 x 2'10 (1.80m x 0.86m) Wall hung wc with concealed cistern, wall hung wash hand basin, part tiled walls and tiled flooring. Heated towel rail, extractor fan, ceiling light and a mirrored cabinet.

Lounge:

17'7 x 16'1 (5.36m x 4.90m) Feature 'Heta' cast iron baking stove, combining a wood fire stove with baking oven above. Tiled flooring, double glazed window to the front and stairs to the first floor. Radiator, television point, electric consumer unit, alarm sensor, inset spot light over the front door and central ceiling light.

Living/Dining/Kitchen:

17'7 x 11'2 (5.36m x 3.40m) Having a range of Navy Blue wall and base units with contrasting White "Quartz" works surfaces. Integrated appliances (all BOSCH) including:- Induction hob, extractor fan, dish washer, 70/30 fridge freezer, combination microwave and fan assisted oven. One and a half bowl stainless steel sink unit, double glazed window and patio doors to the rear. Tiled flooring, ceiling spotlights, television aerial point and a radiator. Understairs storage.

Large centre island unit with seating space/storage below (available subject to separate negotiation).

Utility Room:

7'5 x 4'9 (2.26m x 1.45m) Plumbed for a washing machine, space for a tumble dryer. Stainless steel sink unit with mixer tap built into a storage unit below. Wall mounted 'Logic' gas boiler, radiator, tiled flooring and centre ceiling light. Wall mounted shelving and wine rack.

First Floor:

Landing:

Built in storage cupboard, loft access, centre ceiling light, alarm sensor, smoke alarm, radiator.

Main Bedroom:

13'1 x 10'2 (3.99m x 3.10m) double glazed window to the rear, radiator, centre ceiling light, smoke detector and thermostat control. Door leading to the ensuite.

En-suite:

6'9 x 3'9 (2.06m x 1.14m) Three piece white suite comprising:- Double walk-in shower with sliding glass door, low flush wc and pedestal wash hand basin. Part tiled walls and tiled flooring. Double glazed frosted window to the side. Heated towel rail, ceiling spotlights and mirrored cabinet.

Bedroom 2:

12'5 x 10'2 (3.78m x 3.10m) Double glazed window to the front, centre ceiling light, radiator and built in bunk beds with storage and hanging space for clothes.

Bedroom 3:

12'5 x 7'5 (3.78m x 2.26m) Double glazed window to the front, radiator, centre ceiling light and built in bunk bed with desk, storage and hanging space for clothes.

Bedroom 4:

6'6 x 5'6 (1.98m x 1.68m) Double glazed window to the rear, radiator, centre ceiling light and walk-in wardrobe. Television aerial point.

Main Bathroom:

11'2 x 7'5 (3.40m x 2.26m) Three piece white suite comprising:- Low flush wc, pedestal wash hand basin and panelled bath with shower over. Part tiled walls and tiled flooring. Extractor fan, ceiling spotlights and heated towel rail. Wall mounted mirrored cabinet.

Outside:**Front:**

The spacious front garden is mainly laid to lawn with a raised flower bed.

Driveway:

Block paved driveway with parking for several vehicles. Timber fence and gate to the side leading to the rear garden. Electric car charging point.

Rear Garden:

The rear garden has a paved patio area, lawn and raised beds to two sides, these are planted with a selection of fruit trees, herbs, vegetables and soft fruits. Timber fence to three sides providing privacy and security. Large purpose built shed currently divided into two parts. To the front is a good storage area ideal for bikes etc. and a secure roller shutter door. To the rear of the shed is an ideal office space/art room/hobby room with double glazed window and door. Equally the shed could be opened up to provide a larger workshop or again multi-functional space. Further space to the side of the house that could fit another building/shed for extra storage.

Utilities:

Mains water, electricity, gas and drainage connected.

Network / Broadband:

Please check the Ofcom website <https://checker.ofcom.org.uk/> for available internet providers and outdoor mobile networks available from UK's main providers (this excludes 5G). **Please Note:** These results are predictions and not guaranteed and may also differ, subject to circumstances, e.g. precise location & network outage.

Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

Through whom all offers and negotiations should be conducted.

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Please Note: In order for selling agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all purchasers to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

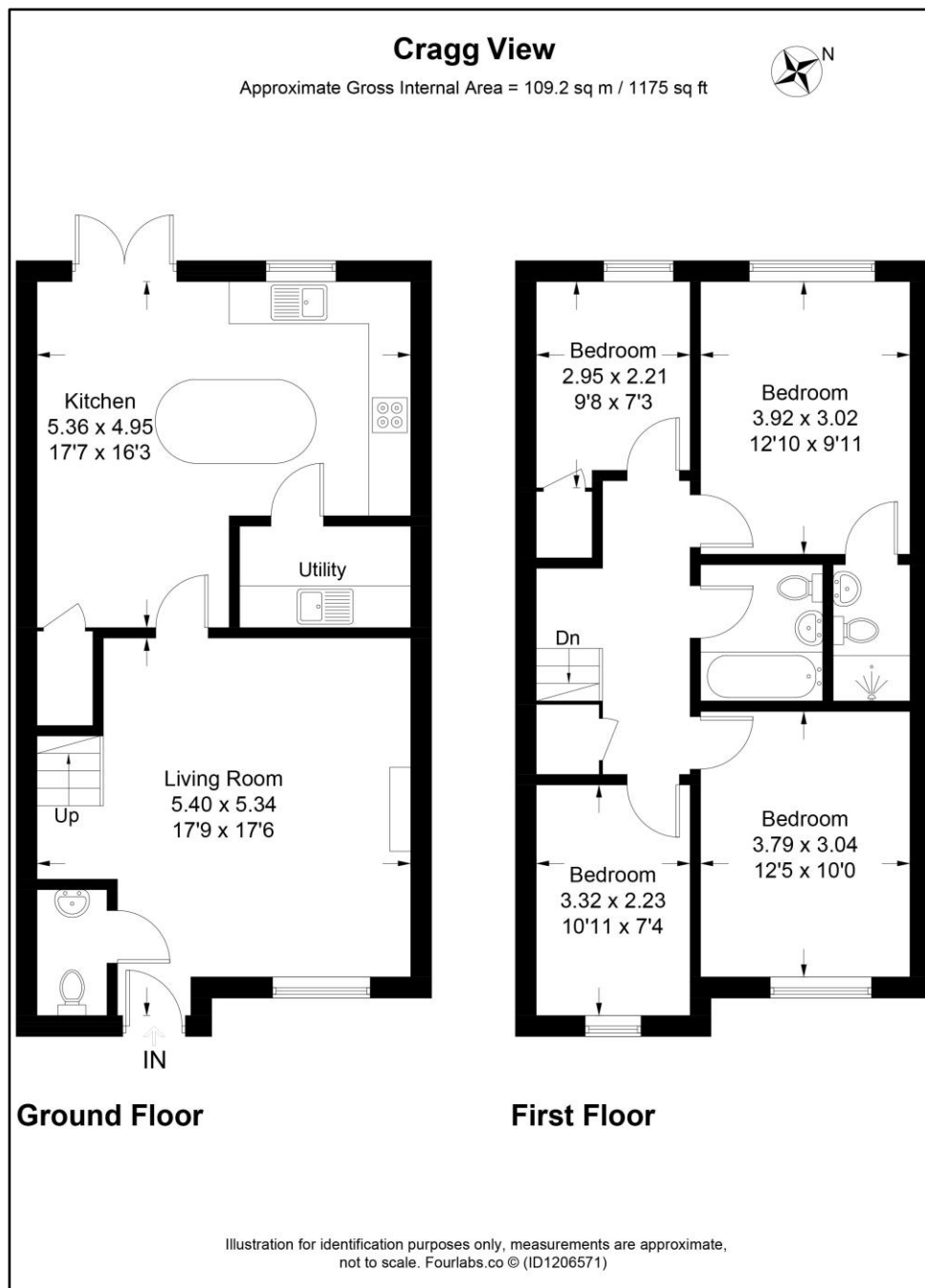









FLOOR PLANS



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

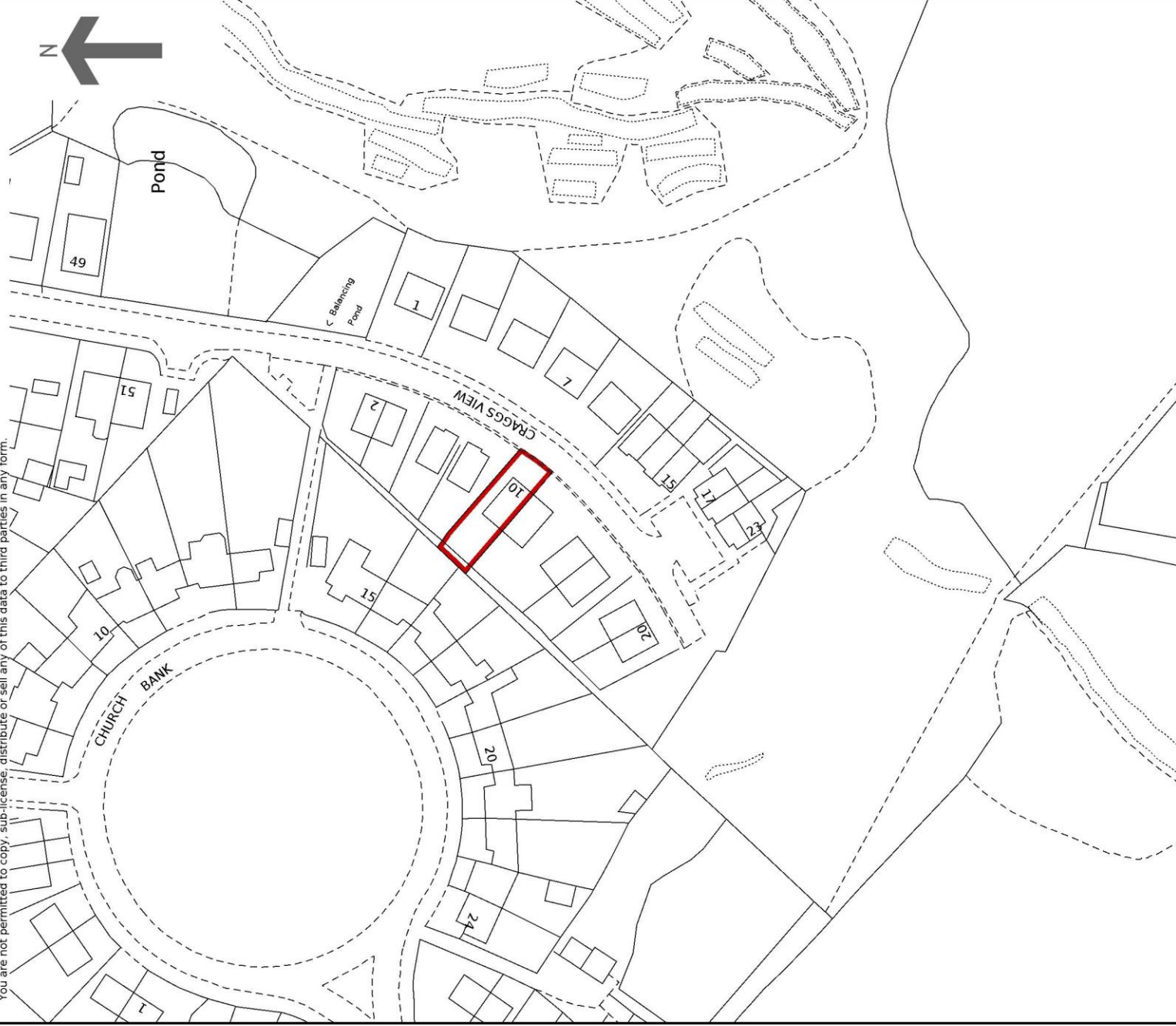


HM Land Registry
Official copy of
title plan

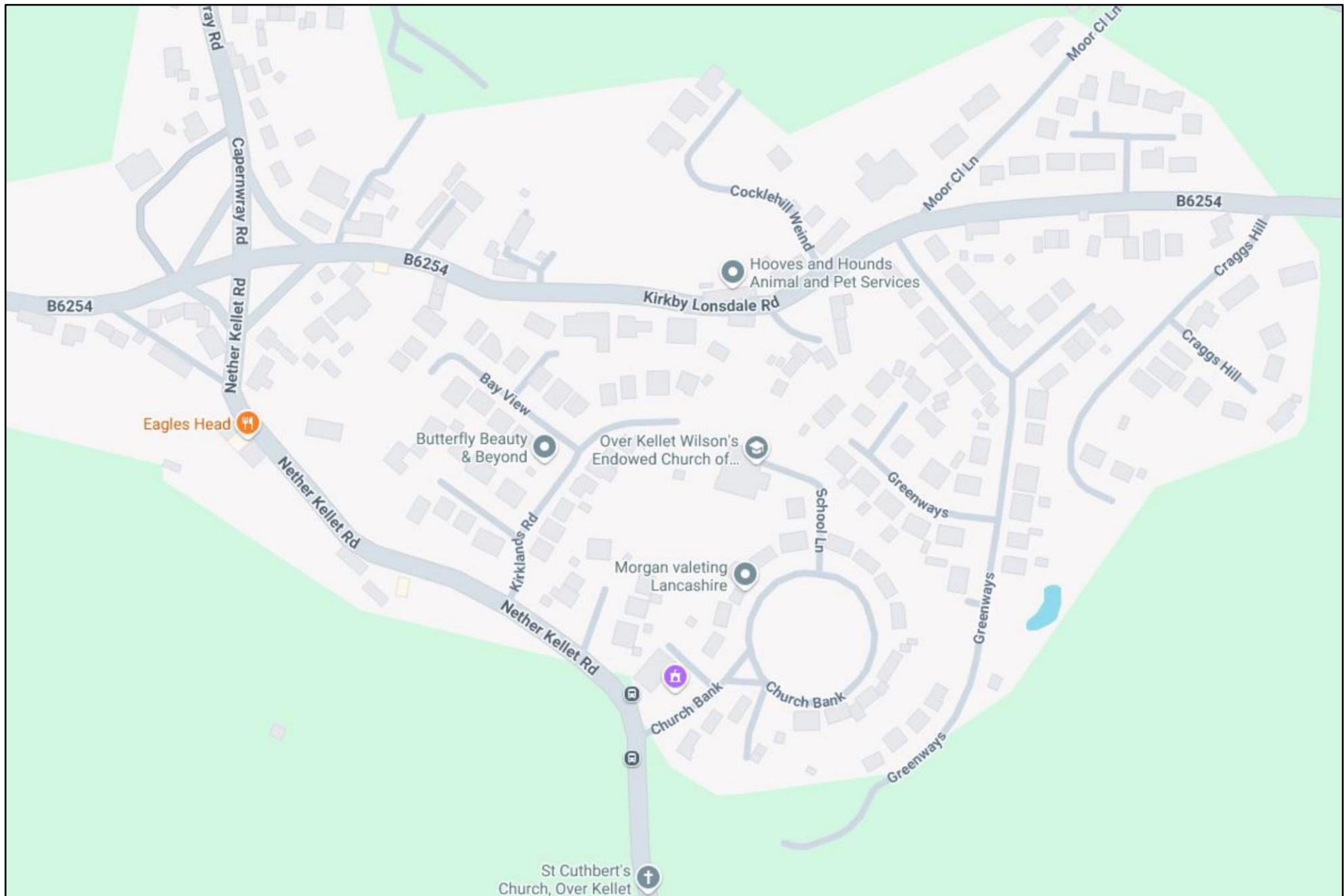


Title number **LAN267907**
Ordnance Survey map reference **SD5269NW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Lancashire : Lancaster**

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Location Plan





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