



Carnforth

£295,000

21 Mellings Place, Carnforth, Lancashire, LA5 9TQ

An ideal family home, this modern three-bedroom property offers stylish and spacious living in the highly sought-after market town of Carnforth. Thoughtfully designed for contemporary lifestyles, the home boasts bright and airy interiors, a stylish kitchen diner, generous living accommodation, and well-proportioned bedrooms. With a private garden and off-road parking, this superb home combines comfort, convenience, and modern elegance making it an excellent opportunity for families, first-time buyers, or those looking to upsize.

Quick Overview

- Detached Family Home
- Three Double Bedrooms
- Spacious Kitchen Diner
- Enclosed Rear Garden
- Principal Bedroom With En-Suite
- Garage And Driveway
- Close to Local Amenities
- Excellent Transport Links
- Well Regarded Schools Nearby
- Ultrafast Broadband Available*



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Ultrafast
Broadband



Garage and
Driveway

Property Reference: C2669



Entrance Hall



Living Room



Kitchen



Kitchen Diner

Carnforth is ideally positioned near the border of Lancashire and Cumbria, offering excellent access to the breathtaking Lake District National Park. Popular with families and commuters alike, the town provides a wide range of everyday amenities including doctors' surgeries, pharmacies, supermarkets, independent shops, and well-regarded schools. The area also benefits from excellent transport connections via bus, rail, and motorway links, making it ideal for those travelling further afield. Altogether, this home enjoys a convenient and highly desirable central location.

Step into this beautifully presented family home through the welcoming entrance hallway, complete with a convenient downstairs WC. To the front of the property, the bright and airy living room offers a relaxing space to unwind, featuring a stylish wall-mounted electric fire. To the rear, the modern kitchen is fitted with a range of wall and base units and includes an integrated fridge freezer, electric tower oven and gas hob, with additional space for freestanding appliances. Designed with family living in mind, this open-plan area provides ample room for dining as well as a cosy snug area for chairs or a sofa. Patio doors open directly onto the rear garden, creating the perfect space for indoor-outdoor living and entertaining.

Upstairs, the principal bedroom to the front of the property is a spacious double with plenty of room for freestanding furniture and benefits from a contemporary ensuite shower room comprising WC, wall-mounted wash basin and shower cubicle. Bedroom two, located to the rear, is another well-proportioned double bedroom, while bedroom three is a generous single room currently utilised as a home office, but equally suited as a nursery, playroom or guest bedroom.

The family bathroom is finished with a modern white suite, including a wall-mounted hand wash basin, WC and bath with complementary splashback tiling.

Externally, the property benefits from a driveway and garage to the front, alongside attractive border planting. To the rear, the enclosed garden has been thoughtfully landscaped with a decked seating area, decorative stone chippings and lawn, complemented by mature plants, flowers and shrubs an ideal setting for family enjoyment and outdoor entertaining.



Kitchen Diner



Living Room



Bathroom



Bedroom One



Bedroom Two



Bedroom Three

Accommodation with approximate dimensions

Living Room 12' 9" x 12' 3" (3.89m x 3.73m)

Kitchen 18' 1" x 9' 5" (5.51m x 2.87m)

Dining Area 7' 7" x 5' 8" (2.31m x 1.73m)

Bedroom One 12' 1" x 10' 7" (3.68m x 3.23m)

Bedroom Two 9' 9" x 9' 7" (2.97m x 2.92m)

Bedroom Three 8' 2" x 9' 6" (2.49m x 2.9m)

Garage 17' 7" x 9' 6" (5.36m x 2.9m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Lancaster City Council - Band D.

Services Mains gas, water and electricity.

Service Charge There is an annual service charge for the property estate, we have been advised this is currently £269.00 p/a.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions From the Hackney & Leigh Carnforth office, turn right onto Market Street and continue toward the traffic lights. At the lights, turn left onto Scotland Road and continue for approximately 0.5 miles, then turn right onto Midland Drive and then the first right onto Bagguley Grove before taking the next right onto Mellings Place.

What3Words ///frown.jumped.typically

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

Anti Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom One



Garden



Rear Garden



Rear Garden

Request a Viewing Online or Call 01524 737727

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.



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Floor 0



Floor 1



Approximate total area²

83.8 m²

903 ft²

IT is excluding balconies and terraces

Calculations reference to the RICS NPS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

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