



7 Stanley Drive, Hornby, LA2 8NA
Offers Over £400,000

A spacious four-bedroom detached home occupying a generous corner plot in a peaceful Hornby cul-de-sac, with good-sized gardens, double garage and driveway parking for two vehicles. Well maintained but offering scope for some modernisation, with excellent road, rail and broadband connections.

7 Stanley Drive

A spacious four-bedroom detached home, occupying a generous corner plot in the quiet cul-de-sack of Stanley Drive, a popular location within Hornby, the property enjoys a pleasant sense of peace and privacy while remaining conveniently placed for the village and its excellent transport links.

The property would benefit from some minor modernisation but has been well maintained and offers generous, practical accommodation with plenty of scope for a new owner to update and personalise.

The accommodation includes four bedrooms, two of which have fitted wardrobes, family bathroom, a fitted kitchen with adjoining utility area, separate dining room and a comfortable sitting room with sliding patio doors opening onto the enclosed rear garden.

Outside, the property benefits from a good-sized enclosed rear garden, double garage and driveway parking for two cars, providing excellent space for both vehicles and storage.

Hornby is well placed for access to the A65 and the M6, with nearby rail connections providing an alternative for commuting. Full-fibre broadband speeds of up to 1,000 Mbps are also available, making the property well suited to modern home working.

A quiet and peaceful village home offering four bedrooms, generous living space, a good garden, double garage and excellent connectivity with the opportunity to bring the accommodation up to date and make it your own.

Property Information

Tenure: Freehold

Council Tax Band: E

EPC Rating: C

Services: All mains

Broadband: Speeds available up to 1000Mbps

Hornby Location

Hornby is a welcoming village with a historic castle and a good range of amenities, including a shop, post office, tearoom, pub, antiques shop, primary school and swimming pool. The village has a strong community spirit, with a variety of local events throughout the year.

Further amenities are available in the nearby market town of Kirkby Lonsdale, including a Booths supermarket. Lancaster and the M6 are approximately 10 miles away, while the Yorkshire Dales and Lake District National Parks are both within easy reach, offering plenty of opportunities to enjoy the surrounding countryside.

The village lies within the Forest of Bowland Area of Outstanding Natural Beauty. Lancaster has a mainline train station, and excellent secondary schooling is available at QES in Kirkby Lonsdale, Ripley St. Thomas, Lancaster Girls' Grammar School and Lancaster Royal Grammar School.

Ground Floor

Entrance Vestibule

Tiled floor, aluminium framed double glazed door to front, glazed internal door with textured glass to entrance hall.

Entrance Hall

Fitted carpet, radiator, staircase to first floor, under stairs cupboard.

Cloakroom

Tile effect flooring, toilet, wash basin, extractor fan, timber framed single glazed window with textured glass.

Kitchen



Vinyl flooring, range of pine country style base and wall units, integrated electric oven, gas hob with extractor hood, space for under counter fridge, space for freestanding freezer, 1.5 stainless steel drainer sink, central heating boiler, timber framed single glazed window to side with secondary glazing.

Utility Room

Vinyl flooring, plumbing for washing machine, timber framed single glazed window with textured glass, timber and glazed door to side with textured glass.

Dining Room



Fitted carpet, radiator, timber framed single glazed window to rear with secondary glazing, timber and glazed internal doors to sitting room with textured glass.

Sitting Room



Fitted carpet, electric fire with polished stone fire surround, two radiators, two double glazed windows to side aspect, double glazed sliding patio doors to rear garden.

First Floor

Landing

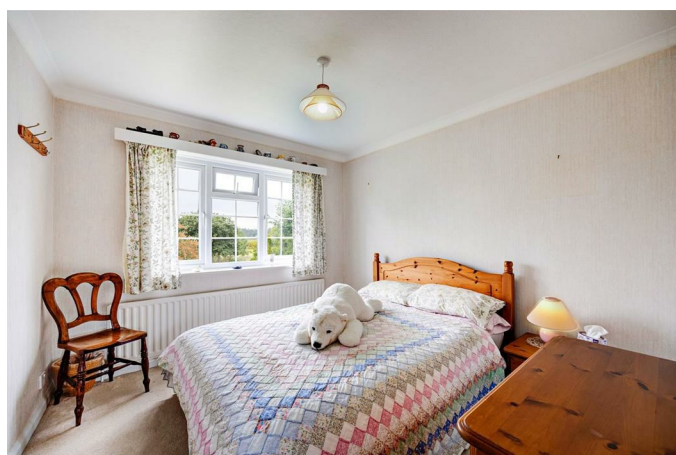
Fitted carpet, timber framed single glazed window with textured glass to front aspect.

Bedroom One



Fitted carpet, fitted cupboards and drawers, double glazed window to front aspect.

Bedroom Two



Fitted carpet, radiator, double glazed window to front aspect.

Bedroom Three



Fitted carpet, radiator, double glazed window to front aspect.

Bedroom Four



Fitted carpet, radiator, double glazed window to front aspect.

Bathroom



Fitted carpet, bath with electric shower over, wash basin, toilet, radiator, heated towel rail, fitted cupboard and drawers, double glazed window with textured glass.

External

Front



Open area of lawn and established beds, paved parking area to front of garage.

Rear

Fence enclosed, large area of lawn, mature planting, patio

Double garage

Up and over door, three double glazed windows to side, light and power.

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, a non refundable onboarding fee of £30.00 (inc. VAT) per person 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.

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

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 an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.

Lakes Mortgages of £250.00 + VAT for all successful introductions.

FISHER HOPPER

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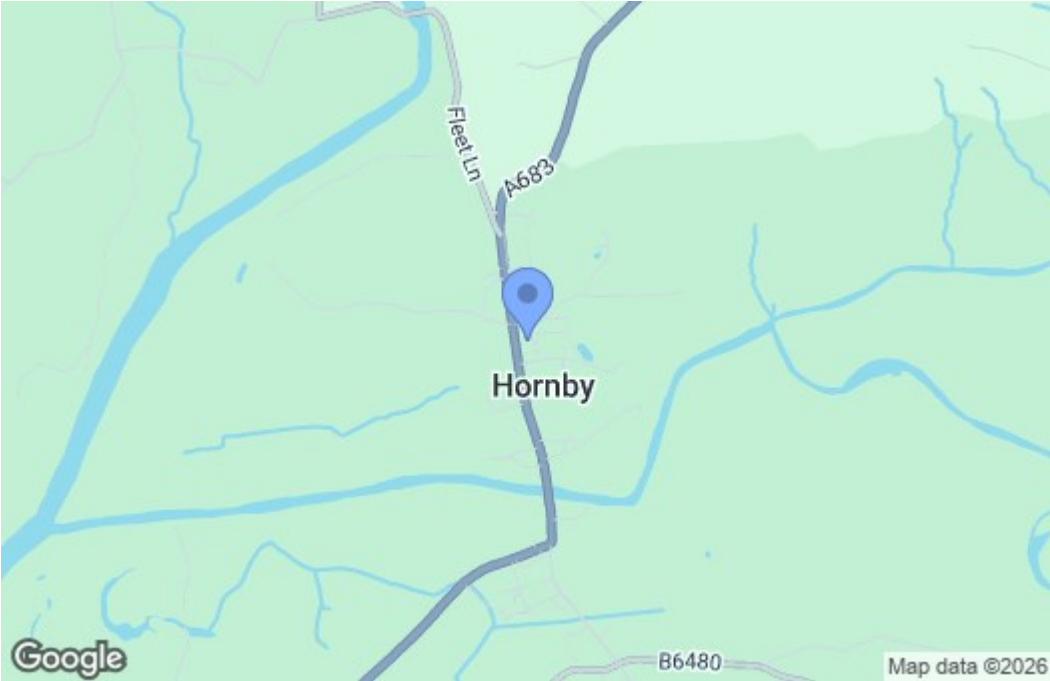
FLOOR PLANS

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

Floor Plan



Area Map



Energy Efficiency Graph

