



1 Lowlands Road

Bolton-Le-Sands, Carnforth, LA5 8HB

Price £275,000

1 Lowlands Road

Bolton-Le-Sands

Light, bright and well-proportioned this detached chalet bungalow offers great potential to add value. Attractively decorated, it has been modernised in part (a lovely new contemporary shower room was installed in 2022) with further opportunities to take it to the next level and put your own stamp on the accommodation by refreshing the kitchen and even increasing the bedroom numbers from two to three by subdividing the generous first floor bedroom. The entrance vestibule welcomes you into the spacious hallway which is central to the ground floor layout. The separate and very useful utility room is just off the kitchen and has fitted worktops with space for a washing machine and tumble dryer as well as a door to the rear garden. Together, the bright sitting room and separate dining room creates a contemporary and comfortable living area that balances warmth and openness. There are presently two bedrooms, the first on the ground floor has fitted wardrobes and would suit those seeking the convenience of single level living. The large second bedroom is on the first floor, recently re-boarded with installation, it has the potential to be a breathtaking principal bedroom or could be split into two (subject to the necessary consents). Externally, there is a driveway providing off street parking and a detached single garage. Lovely to look out to from inside, the front and rear gardens are largely laid to lawn with established shrubs. The front flagged seating area is the perfect place for a bench to sit and watch the world go by. The rear south facing garden has a greenhouse and a second seating area, ideal for your outside furniture.

The property also benefits from being located on a spacious corner plot.





Location

Set in a quiet residential location in the heart of the much sought after village of Bolton le Sands, there are some great walks right from the door with both Lancaster Canal and the seafront offering wonderful routes for walking, running and cycling.

1 Lowlands Road is extremely well positioned for those wishing to access Lancaster, whether for work, schools, shopping or recreation. The property is also ideally located for commuting further afield with J35 of the M6 being a short drive away. There is the convenience of Carnforth for everyday needs (2.2 miles distant); Carnforth has a busy high street of independent shops and services with supermarket shopping at Booths, Tesco, Aldi and the Co-op. Bolton le Sands CoE Primary School, is within walking distance and was deemed 'outstanding' by Ofsted. The property is also in the catchment area for the well-respected Ripley St Thomas CoE Academy and both the girls and boys Grammar Schools, all of which are in Lancaster.







Directions

what3words ///advances.policy.outlawing
 Use the postcode **LA5 8HB** on Sat Nav with reference to the directions below:
 Travelling north along the A6 (Main Road), drive past The Royal pub on the right and take the next left onto Mill Lane. Follow the road round the bend and take the third left onto Meadow Drive. Continue along Meadow Drive and 1 Longlands Road will be in front of you.

Services

Mains electricity, water and drainage. Electric heating comprising Elkatherm electric radiators, and Sunamp heat battery hot water installation, housed in the built in storage cupboard on the first floor landing.

Broadband

Ultrafast speed potentially available from Virgin Media and Openreach of 1800 Mbps download and for uploading 220 Mbps.

Mobile

Indoor: EE, Three, O2 and Vodafone are reported as 'limited' for both Voice and Data services.
 Outdoor: EE, Three, O2 and Vodafone are reported as 'likely' for both Voice and Data services. 5G is predicted to be available around the area from EE & Vodafone.
Broadband and mobile information provided by Ofcom.

Tenure

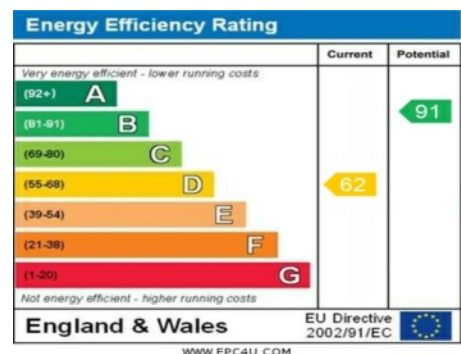
Freehold

Included in the sale

Fitted carpets, curtains, curtain poles, blinds, light fittings.

Local Authority charges

Lancaster City Council – Council Tax band D





Approximate total area*
 1166.91 ft²
 108.41 m²

Reduced headroom
 28.7 ft²
 2.67 m²

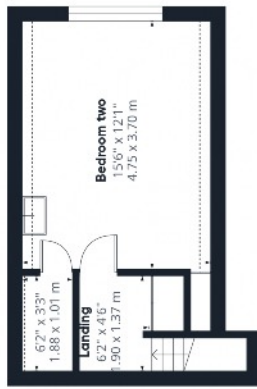
(*) Excluding balconies and terraces

Reduced headroom
 Below 5 ft 1.5 m

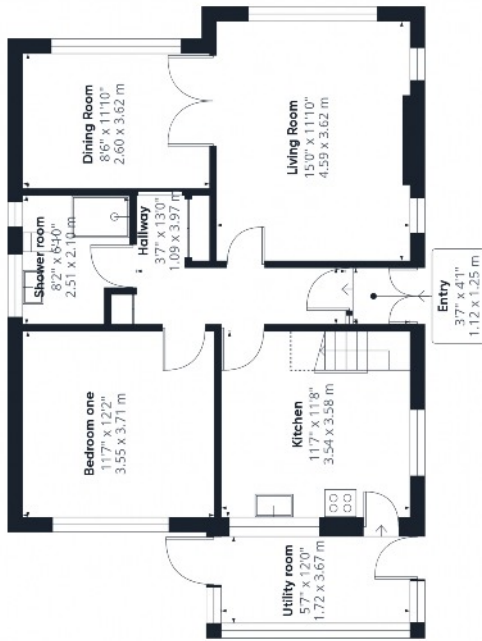
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Floor 1 Building 1



Floor 0 Building 1



Floor 0 Building 2

Viewing is strictly by appointment with the sole agents
 The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.