



Plot 5, Mallard View Bye Pass Road, Bolton Le Sands, Carnforth, LA5 8JD

Situated on Bye Pass Road, this contemporary new build semi-detached home in Bolton Le Sands is a beautifully constructed residence spanning three floors and featuring modern finishes. Its sought-after location and the inclusion of integral appliances in the kitchen diner make it an attractive option for a diverse range of buyers. The ground floor encompasses a welcoming entrance hall, a convenient WC, a spacious sitting room, and a modern kitchen diner equipped with integral appliances. Additionally, patio doors open to the rear garden. The first floor hosts two generously sized double bedrooms and a stylish three-piece bathroom suite. On the top floor, there is a third double bedroom with an en suite and ample attic space. Nestled within the Lancashire village of Bolton-le-Sands, this appealing property is surrounded by scenic walks along the coastline, canals, and the local countryside. The village center offers independent shops, eateries, a popular pub, local restaurants, and essential amenities. Commuting is made convenient with easy access to the M6 through the Bay Gateway in Slyne and a nearby West Coast train station in Carnforth. The property is scheduled to be completed in Autumn 2024 but reservations are available now.

Specification

Kitchen Diner

Appliances - electric oven, dish washer, integrated fridge/freezer, ceramic hob, extractor.
Range of kitchen of base/wall units with laminate worktops
With matching upstands. (Choice of style and colour)
Stainless 1.5 bowl sink with chrome tap
LED downlights
Patio doors to rear
Glass splash back behind hob (choice of colours)
LVT flooring

Heating and Electrical

LED downlights to bathrooms, kitchen/diner & lounge. ceiling roses to all other rooms.
Smoke detector to hall and landing, heat detectors to kitchen & utility.
PIR light to front and rear
Thermostatically controlled heating system
Outside socket
EV charging point
TV points to all inhabitable rooms
USB sockets to kitchen & Master bedroom

Family Bathroom

Three piece bathroom suite with shower over bath
Splash areas fully tiled (choice of tiles)
Chrome towel rail
LVT flooring

Ensuite

Large shower enclosure
Splash areas fully tiled (choice of tiles)
Toilet & basin
LVT flooring

Internal Joinery

Modern feature doors with chrome/brushed steel door furniture.
Taurus skirting and architrave

Landscaping

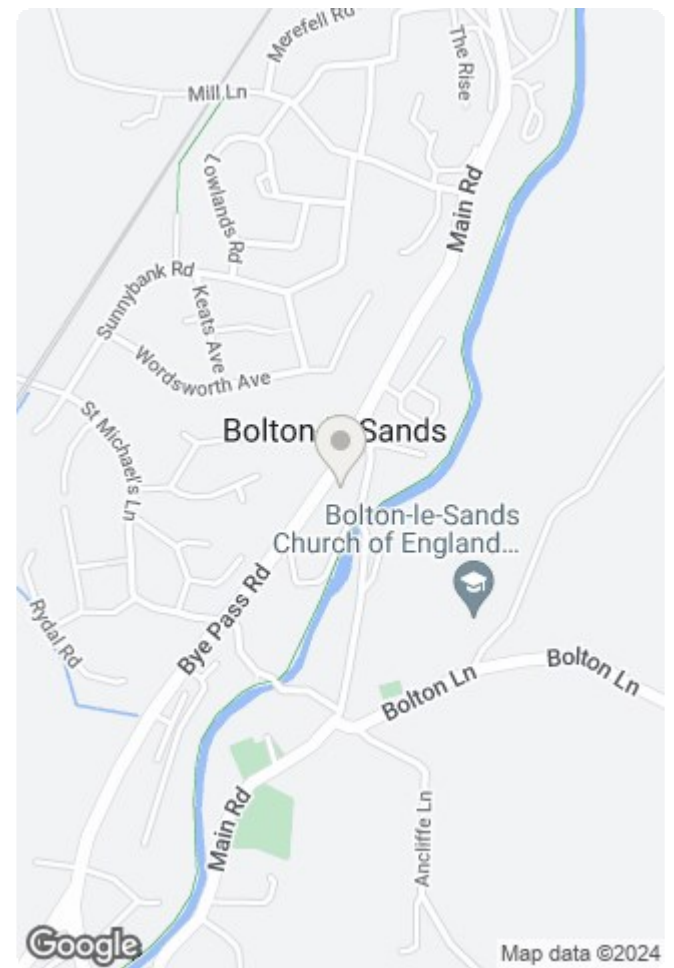
Turf to rear
Flagged path & Patio area
Hard standing to parking areas/driveway
Timber fence & gate to boundary (except where a natural boundary is present)

Other Items

Feature composite front door
high performance uPVC window and doors
All walls and wood work painted in white
High level of insulation

Additional Information

A reservation fee of £1000 is required to secure the plot.
The plot is scheduled to be ready in Autumn 2024.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

