



## 2 Mallard View, Bye Pass Road, Bolton Le Sands, Carnforth, LA5 8JA

SHOW HOME OPEN EVERY THURSDAY 12noon - 3pm.

This impressive new build detached house which is currently under construction is situated on Bye Pass Road in the desirable coastal village of Bolton Le Sands. The property is to feature a modern and stylish design, with high-quality fixtures and fittings throughout. Upon entering the property, you will be greeted by a spacious and welcoming hallway which offers access to the sitting room, the spacious kitchen diner and the ground floor WC. The ground floor is completed by a useful and intelligently designed utility room. The first floor hosts a stylish family bathroom and four extremely well proportioned bedrooms, the master of which has an ensuite. Externally the property will sit on a healthy landscaped plot and has off street parking as well as an integral garage. Overall, this four bedroom new build detached house on Bye Pass Road in Bolton Le Sands is a fantastic opportunity to acquire a contemporary family home in a sought-after location. We are open to taking reservations now - the plot is due to be build complete by Spring 2025. Please contact our office should any additional information be required.



**Specification**

**Kitchen/Diner**

Appliances - NEFF double oven and induction hob, dish washer, integrated fridge/freezer, 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

**Utility Room**

Sink & tap  
Range of kitchen units  
Plumbing for washer  
Space for dryer + ventilation  
Laminate work top.

**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**

The plot is scheduled to be ready Spring 2025.

**Room Sizes**

Lounge 4.5m x 3.44m  
Kitchen 6.4m x 3.7m  
Utility 3.0m x 2.2m  
WC 2.0m x 1.8m  
Garage 5.36m x 2.2m

Bed 1 - bedroom 3.8m x2.9m (Total area of bed/dressing/en suite) 7.6 x2.9m  
Bed 2 - 4.3m x 3.5m  
Bed 3 - 4.3m x 2.8m  
Bed 4 - 3.4m x 2.6m











| Energy Efficiency Rating                    |         |          |
|---------------------------------------------|---------|----------|
|                                             | Current | Possible |
| Very energy efficient - lower running costs |         |          |
| (92 plus) <b>A</b>                          |         |          |
| (81-91) <b>B</b>                            |         |          |
| (69-80) <b>C</b>                            |         |          |
| (55-68) <b>D</b>                            |         |          |
| (39-54) <b>E</b>                            |         |          |
| (21-38) <b>F</b>                            |         |          |
| (1-20) <b>G</b>                             |         |          |
| Not energy efficient - higher running costs |         |          |

England & Wales EU Directive 2002/91/EC



# Your Award Winning Houseclub

