



13 Clarksfield Road, Bolton Le Sands, Carnforth, LA5 8JE

A simply stunning detached family home, oozing style, character and warmth. Situated in a quiet and discreet position, this spacious three bedroom, three reception property is highly appointed and beautifully presented throughout. Upgraded and modernised throughout, this fantastic family home is ready made to move straight into. With breathtaking gardens, parking for approx. 5 cars and access from the rear garden onto the historic Lancaster Canal.

Conveniently located in central Bolton-le-Sands, there is a range of amenities including local shops and eateries, primary and secondary schools (close by), with the Morecambe Bay shoreline and Lakeland Fells visible from the property and gardens. For those looking for an active community, Bolton Le Sands provides something for the whole family - from an active village hall with children's clubs, to an excellent social scene. Located close to the market town of Carnforth with the train station forming part of the West Coastline mainline and the M6 motorway less than a 10 minute driveway. Perfect for those who commute.



Layout (with approx. dimensions)

Ground Floor

Entrance Porch

8'4" x 3'7" (2.55 x 1.11)

Entered via a UPVC double glazed door, this leads into a spacious entrance porch. Fitted with a built in half cupboard, providing a perfect storage area, with UPVC double glazed windows and tiled flooring. A feature arched double doorway leads into:

Entrance Hall

15'7" x 7'10" (4.77 x 2.41)

A welcoming and spacious entrance hall. With stairs leading to the first floor, coving to the ceiling, solid oak flooring and two radiators.

Living Room

14'4" x 11'10" (4.39 x 3.61)

A bright and spacious room, fitted with a cosy living flame gas place, set in a decorative wooden and cast iron surround with hearth. With a UPVC double glazed box window, overlooking the front garden, coving and two radiators.

Open Plan Dining/Garden Room

25'11" x 10'9" (7.92 x 3.298)

A beautifully welcoming room, perfect for entertaining the whole family or a social gathering. Fitted with a feature gas burning log burner, with a wooden mantle. With coving to the ceiling, downlighters, tiled flooring and a radiator. This room opens onto the Garden room, which is fitted with a feature vaulted ceiling with wooden beams. With a range of UPVC double glazed windows, showcasing views across the rear secluded garden. UPVC double glazed French doors provide access to the rear garden, whilst the room is heated by two radiators.

Kitchen

11'2" x 8'9" (3.42 x 2.68)

Fitted with a SieMatic kitchen which was installed in 2015, with a range of wall and base units with a complementary Quartz worktop over and an inset Franke double sink unit, mixer tap and drainer. Fitted appliances include a range of Neff Appliances which include a microwave combi oven, a hide and slide oven with a warming drawer below (currently not working). A four ring gas hob, dishwasher and fridge freezer. With a fantastic understair storage cupboard, two UPVC double glazed windows, one overlooking the rear garden, tiled flooring and a radiator.

First Floor Landing

Stairs lead from the entrance hall to a spacious, light and bright landing area. Fitted with a UPVC double glazed window and

coving. There is also access to a bordered loft space, with a drop down ladder and light.

Bedroom One

15'4" x 8'9" (4.69 x 2.69)

A generous sized room, fitted with a range of fitted wardrobes with oak effect sliding doors. A UPVC double glazed box window showcases rooftop views towards Morecambe Bay and the Lakeland Fells. With coving to the ceiling and a radiator.

Bedroom Two

11'8" x 9'5" (3.58 x 2.89)

A large room providing the perfect space if someone wanted to extend over the garage to create a fourth bedroom (subject to planning permission) or an excellent area to add an ensuite. Fitted with a UPVC double glazed window overlooking the large rear garden, towards the Lancaster Canal. Fitted with built in wardrobes with sliding doors and full length mirror, with coving to the ceiling and a radiator.

Bedroom Three

8'10" x 6'11" (2.70 x 2.12)

A generous sized room, fitted with built in Sharps wardrobes providing excellent storage and hanging space. With a UPVC double glazed window to the front with rooftop views towards Morecambe Bay and the Lakeland Fells. With coving to the ceiling and a radiator.

Family Bathroom

9'1" x 8'0" (2.79 x 2.46)

A fantastic sized bathroom, fitted with a four piece suite consisting of a WC, wash hand basin, a double shower unit and a bath, with a shower over, glass shower screen and tiled surround. With two UPVC double glazed windows to the side and rear, two heated towel rails, an illuminated mirror, downlighters, fitted bathroom cabinet and an extractor fan.

Outside

Approaching the property on Clarksfield Road, to the right hand side directly in front of the property, there is a tarmac parking area, providing off road parking for approx. 3 cars. Directly in front of the property, a garden area can be found, with a combination of stone chippings and paving, with a pathway leading to the entrance with a gate leading to the rear garden. There is also additional parking area to the side of the property, which leads to an attached garage. To the rear of the property, a simply stunning, laid to lawn tiered garden can be found. A slate paving path leads to a boiler house housing a 'Vaillant' gas central heating boiler. Steps lead to a spacious seating area, with slate chippings and paving, perfectly framed by beautifully planted borders. Steps lead to a further slate paved and lawned garden with mature flower and

shrub borders. A Greenhouse is located at the top of the garden with vegetable lot, and an additional outbuilding providing an excellent storage area. With outdoor lighting, tap and electric points. There is gated access leading onto the canal towpath, whilst the property is enclosed by timber fencing.

Utility Room/WC

15'7" x 7'10" (4.77 x 2.39)

Entered via a UPVC double glazed door, with a UPVC double glazed frosted window. Fitted with a range of wall and base SieMatic units with a complementary worktop over and a stainless steel sink unit with mixer tap and drainer. With plumbing for a washing machine, space for tumble dryer and space for an additional fridge freezer. With a wall mounted electric radiator and an outdoor WC.

Garage

19'5" x 8'2" (5.94 x 2.51)

Fitted with an up and over door, with a UPV double gazed pedestrian door to the rear with matching window. Fitted with a range of wall and base units with a complementary worktop over, light and power.

Please Note:

A new central heating boiler was installed in January 2024 with a 10 year guarantee (which is subject to the boiler being serviced yearly). The bathroom was installed in 2021 and a new pitched roof, windows and door were added to the Porch to the front of the property in 2023.

Services

Mains electric, mains gas, mains water and mains drainage.

Council Tax

Band D - Lancaster City Council.

Tenure

Freehold.

Viewings

Strictly by appointment with Houseclub Estate Agents, Lancaster.

Energy Performance Certificate

The full Energy Performance Certificate is available on our website or by contacting our hybrid office.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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