



12 St. Nicholas Crescent, Bolton Le Sands, Carnforth, LA5 8BU

Situated in the highly sought after St Nicholas Crescent in Bolton le Sands, this spacious three-bedroom semi-detached bungalow, located on a desirable South-facing plot, offers a surprising amount of versatile living space. Move-in ready, the impressive property features contemporary finishes across two split-level floors, with the ground floor comprising a wide and welcoming entrance hallway, an inviting lounge with a log-burning stove, a modern fitted kitchen diner, a second sitting room (which can double as a formal dining room), a convenient utility room, downstairs WC, two double bedrooms, and a three-piece shower room suite.

On the first floor, you'll find the third double bedroom along with an ensuite bathroom. The property also includes an integral garage accessible from the driveway, providing potential for further conversion if desired. Currently, it serves as a practical storage area and also offers a soundproofed studio room.

Externally, the appealing South-facing plot includes a wrap-around garden with ample lawn space and a serene flagged patio seating area, perfect for enjoying the sunset. Additionally, the property offers off-road parking for up to three cars.



Ground Floor

Lounge

A bright and inviting lounge with a wood burner on a black stone base, large windows to front and side aspects fill the room with light. Featuring laminate flooring, radiator and ceiling light, with ample room for multiple sofas and storage units.

Kitchen Diner

A contemporary kitchen with over and under counter grey cabinetry and solid wood worktops. A central island creates additional preparation and eating space with an overhand for bar stools. Appliances include a five ring gas hob, integrated fan oven and dishwasher. A double sink and drainer sits beneath the double glazed window to the side of the property. There is a useful storage cupboard at the entrance to the kitchen, with solid wood flooring and a central ceiling light.

Sitting Room

Versatile space currently used as a second sitting area and study. With patio sliding doors leading out to the rear garden, solid wood flooring, a decorative gas fireplace, radiator and ceiling light, it is a versatile room that you can tailor to your needs.

Utility

A practical utility sits at the side of the property, with a range of base mounted units, plumbing for a washing machine, space for a dryer, an a double glazed window to side aspect. An external UPVC door leads out to side patio and garden, with a second door providing access to the downstairs WC. Solid wood flooring throughout with a double panel radiator and ceiling lights.

WC

A newly installed downstairs WC with low flush toilet and sink unit. With a subway tile backsplash behind the sink, tiled floors and a single panel radiator. A double glazed window to the rear garden provides natural light.

Shower Room

Three piece suite comprising of a shower cubicle, a low flush WC and a pedestal wash hand basin. Features tiled floors and walls, a heated towel rail, double glazed window to rear aspect and ceiling lights.

Bedroom One

A well-proportioned double bedroom with laminate flooring. With a double glazed window to front aspect, radiator and ceiling light, creating a welcoming sleeping space.

Bedroom Two

A double bedroom with a double glazed window to the rear aspect filling the room with light. Features laminate flooring, radiator and pendant ceiling light.

First Floor

Bedroom Three

A carpeted double bedroom on the first floor which also provides access to a large eaves storage area, perfect for clothes storage. Large decorative beams give the room character. Featuring a Velux window, a radiator and wall lights for a cosy bedroom, with access to the ensuite.

Ensuite

A great ensuite completes the first floor, with a three piece suite comprising of a panel bath with overhead shower, a low flush WC and a pedestal wash hand basin. Featuring tiled floors and walls, a Velux window, heated towel rail and mirrored wall light.

External

Property occupies a large South facing corner plot benefitting from a wrap around garden that is mainly laid to lawn with a sizeable flagged patio to side and planting beds leading to the front. Parking for three cars can be found to the front along with an attractive front garden.

Integral Garage

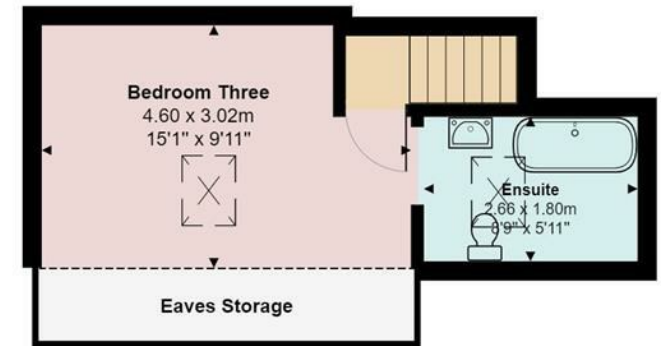
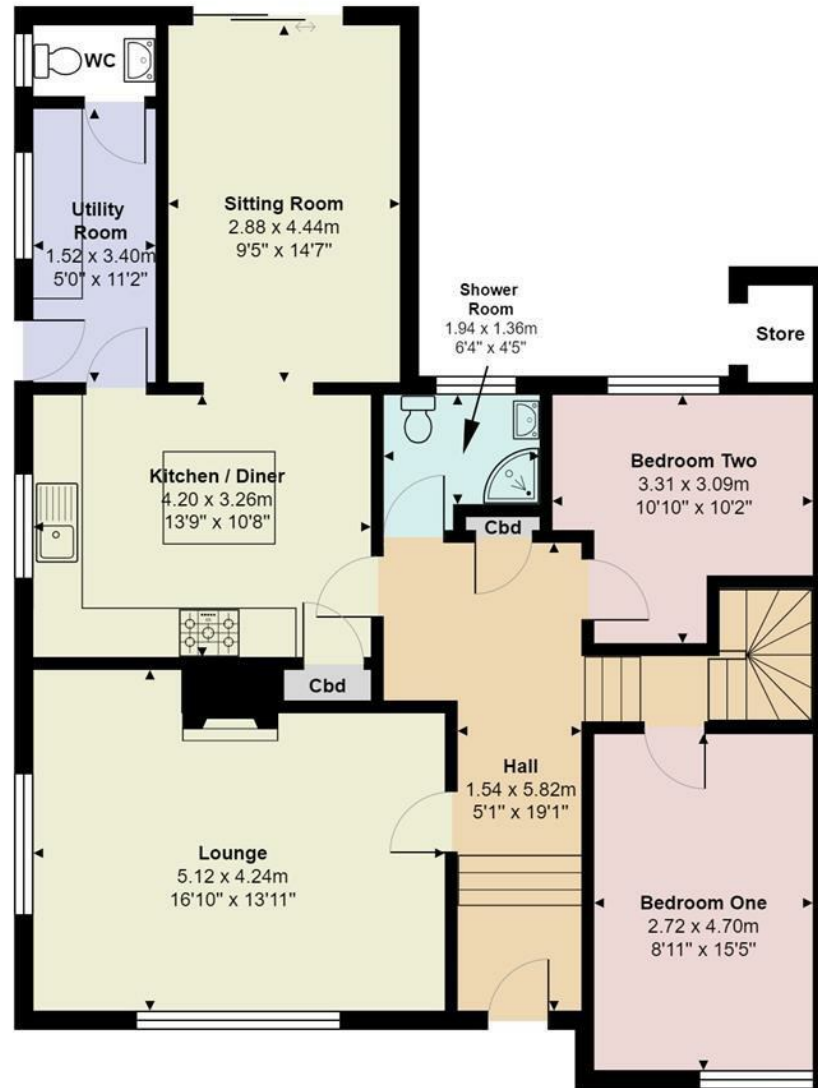
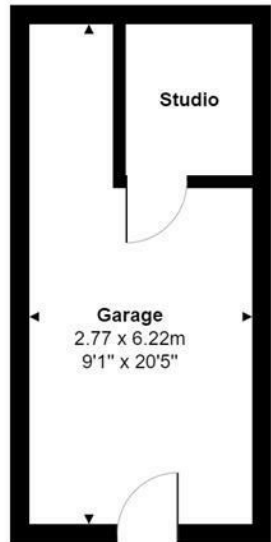
Secure integral garage which has a UPVC door leading into it and provides a large storage space with power and lighting, as well as a desirable sound proofed studio room. The garage also gives access to an opening to the foundations beneath the house which provides further storage, as well as access to the gas central heating boiler.

Council Tax

Band C







Energy Efficiency Rating		Current	Possible
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			
		67	79

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