





## 29 Mill Lane, Bolton Le Sands, Carnforth, LA5 8EZ

Boasting a relaxing South facing rear garden along with offering a huge amount of potential for modernisation, is this spacious two bedroom semi-detached bungalow on Mill Lane in Bolton Le Sands. A desirable location, the appealing property is available with no onward chain and provides prospective purchasers with an ideal blank canvas opportunity, whilst also providing additional features such as off road parking, a detached garage and an extended kitchen. Internally, the property briefly comprises of a welcoming entrance hall, an inviting lounge complete with feature fire place, a large dining room which would make a superb kitchen dining living space if knocked through to the fitted kitchen, two excellent sized double bedrooms, a shower room and a separate WC. Externally, the bungalow occupies a good sized plot with an attractive front garden complete with well stocked flower beds and paving. A driveway runs alongside the property and extends all the way to the single garage enabling off road parking for at least two vehicles. To the rear is a private South facing patio garden with a variety of well stocked flower beds, a seating area and plenty of space for potted plants. The property is tucked away within the Lancashire village of Bolton-le-Sands, which hugs the western coastline and is surrounded by stunning walks along the sands, canals and across the local countryside. Within the centre there are several independent shops, eateries, a popular pub and local restaurants, as well as supermarkets and other amenities that lie in the nearby market town of Carnforth. It is also conveniently located for commuters with the Bay Gateway in Slyne providing easy access to the M6 and a nearby West Coast train station in Carnforth.



## Accommodation

### Entrance Hall

Welcoming entrance hall that provides easy access to the sizeable loft space via a drop down ladder. Also with a radiator and ceiling light.

### Bedroom One

Good sized double bedroom with a range of fitted wardrobes, window to front aspect, radiator and ceiling light.

### Bedroom Two

Second good sized double bedroom, also with fitted wardrobes, plus a window to rear aspect, radiator and ceiling light.

### Lounge

Inviting lounge with a feature gas fire place, windows to side and front aspects, radiator and ceiling light.

### Dining Room

Versatile space that has primarily been used as dining area, could potentially be knocked through to make a large kitchen / dining / living area if desired. With a gas fire, windows to both side aspects, radiator and ceiling lights.

### Kitchen

Fitted kitchen with a range of base and wall mounted units, stand alone cooker, plumbing for washing machine, space for fridge freezer, sink and drainer unit. Also with a door leading out to the rear garden, window to rear aspect and ceiling light.

### Shower Room

Two piece suite comprising of a shower cubicle and a pedestal wash hand basin. Also provides access to storage cupboard that houses the water tank. With a window to rear aspect, radiator and ceiling light.

### WC

Low flush WC with window to side aspect and ceiling light.

### External

The bungalow occupies a good sized plot with an attractive front garden complete with well stocked flower beds and paving. A driveway runs alongside the property and extends all the way to the single garage. To the rear is a private South

facing patio garden with a variety of well stocked flower beds, a seating area and plenty of space for potted plants.

### Council Tax

Band C













Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		82
69-80	C		
55-68	D	54	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

# Your Award Winning Houseclub

