



8 Acorn Meadow, Bolton  
Le Sands, LA5 8JL

8, Acorn Meadow, Bolton Le Sands,

## *The property at a glance*

4  2  2 

- Impressive Detached Property
- Four Bedrooms
- Two Bathrooms
- Contemporary Fitted Kitchen
- Abundance of Indoor Space
- Gardens to Front and Rear
- Off Road Parking and Double Garage
- Tenure Freehold
- Council Tax Band E
- EPC Rating D



Get in touch today

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# £475,000

# Get to know the property



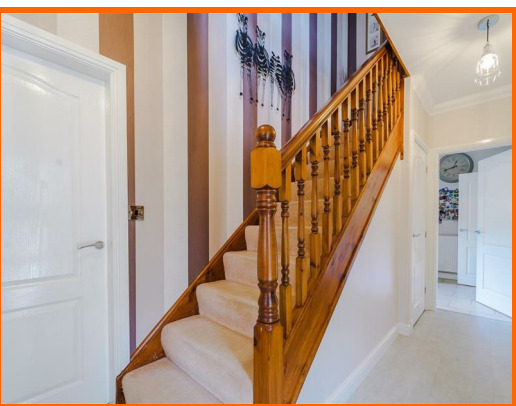
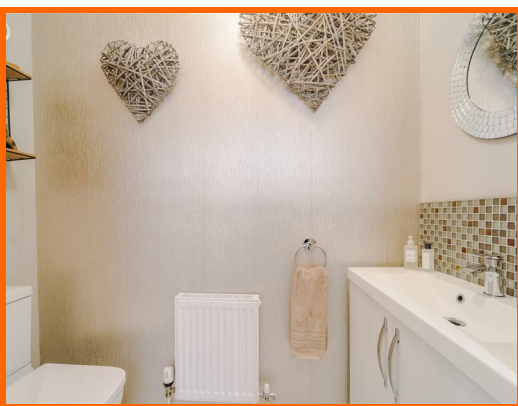
## A BEAUTIFUL FOUR BEDROOM DETACHED FAMILY HOME IN AN IDYLIC LOCATION

Welcome to Acorn Meadow, a charming location in Bolton Le Sands, where this beautiful four-bedroom detached family home awaits you. Step inside this property and be greeted by a welcoming hallway that leads through to cosy reception room and dining room, providing ample living space, perfect for creating unforgettable family moments. Step through to the modern fitted kitchen, ideal for whipping up delicious meals and hosting gatherings with loved ones. Also having a utility room and WC, large integral garage and study, you will never be short of space!

To the first floor you will find four generously sized bedrooms, master with en suite and a three piece family bathroom.

One of the highlights of this property is the enviable rear garden, where you can relax, entertain, and enjoy the outdoors in your own private sanctuary. With off-road parking and a large garage, convenience and storage space are at your fingertips.

Don't miss the opportunity to make this house your home in the picturesque Acorn Meadow.



## Ground Floor

### Entrance Hallway

4.14m x 2.03m (13'7 x 6'8)

Composite front door, central heating radiator, coving to ceiling, tiled flooring, doors leading to two reception rooms, study, kitchen and storage cupboard.

### Reception Room One

4.83m x 3.33m (15'10 x 10'11 )

UPVC double glazed window, central heating radiator, coving to ceiling, two feature wall lights, gas fire with decorative surround, television point and UPVC double glazed French doors to rear.

### Reception Room Two

3.33m x 2.64m (10'11 x 8'8 )

UPVC double glazed window, central heating radiator, coving to ceiling, wood effect laminate flooring and door to kitchen.

### Kitchen

5.16m x 2.97m (16'11 x 9'9)

UPVC double glazed window, central heating radiator, range of wall and base units with laminate worktops, integrated 'Neff' appliances including; high rise oven and microwave, four ring gas hob and extractor hood, integrated dishwasher, stainless steel splashback, stainless steel one and a half bowl sink and drainer with mixer tap, space for fridge freezer, spotlights, tiled flooring and door to utility.

### Utility

2.32m x 1.52m (7'7" x 4'11")

UPVC double glazed window, base unit with laminate worktop, space for dryer/ fridge, boiler, spotlights, tiled flooring, door to WC and door to double garage.

### Double Garage

5.38m x 4.98m (17'8 x 16'4 )

Base units with laminate worktops, stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for dryer and chest freezer, hardwood door to rear and electric up and over garage door.

### WC

1.93m x 0.89m (6'4 x 2'11)

Central heating radiator, dual flush WC, vanity top wash basin with mixer tap, part tiled elevations and tiled flooring.

### Study

2.16m x 1.93m (7'1 x 6'4 )

UPVC double glazed window and central heating radiator.

## First Floor

### Landing

UPVC double glazed window, central heating radiator, doors leading to four bedrooms, bathroom and airing cupboard.

### Bedroom One

4.83m x 3.58m (15'10 x 11'9)

Two UPVC double glazed windows, central heating radiator, spotlights and door to en suite.

### En Suite

1.78m x 1.65m (5'10 x 5'5 )

UPVC double glazed frosted window, central heated towel rail, low base WC, pedestal wash basin with mixer tap, direct feed shower enclosed, part tiled elevations and laminate flooring.

### Bedroom Two

4.11m x 2.97m (13'6 x 9'9)

UPVC double glazed window, central heating radiator and spotlights.

### Bedroom Three

3.18m x 2.69m (10'5 x 8'10)

UPVC double glazed window and central heating radiator. Spotlights.

### Bedroom Four

2.59m x 1.98m (8'6 x 6'6 )

UPVC double glazed window, central heating radiator and spotlights.

### Bathroom

2.13m x 2.01m (7'0 x 6'7)

UPVC double glazed frosted window, central heated towel rail, low base WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head and direct feed shower, spotlights, part tiled elevations and tiled flooring.

## External

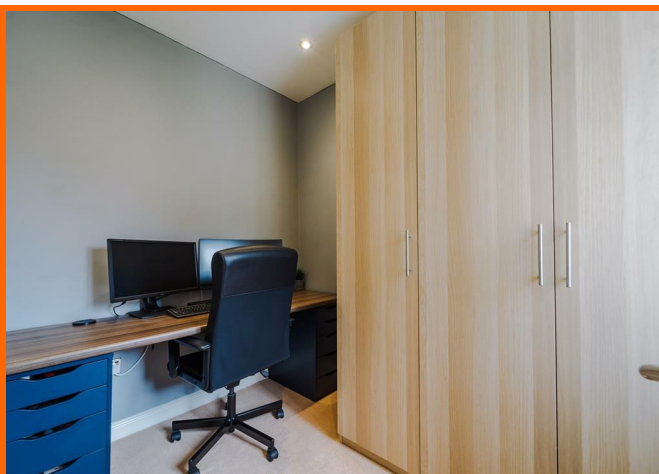
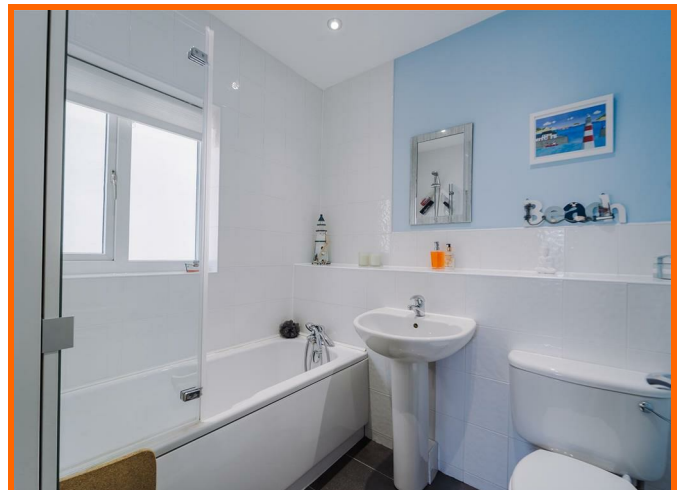
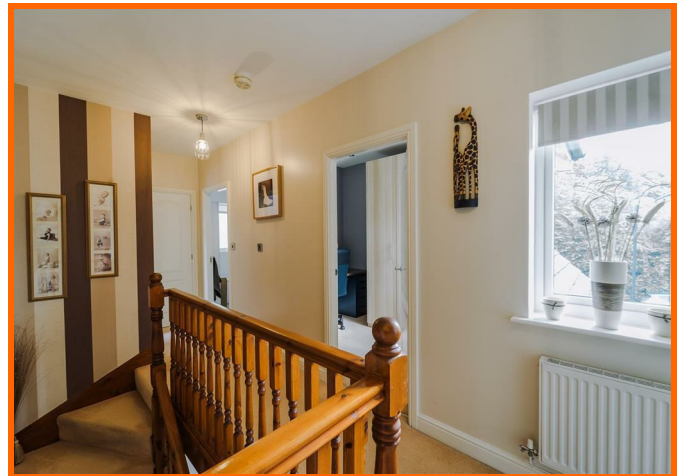
### Rear

Enclosed garden with laid to lawn, paved patio, bedding areas and decking.

### Front

Laid to lawn garden, off road parking and access to double garage.

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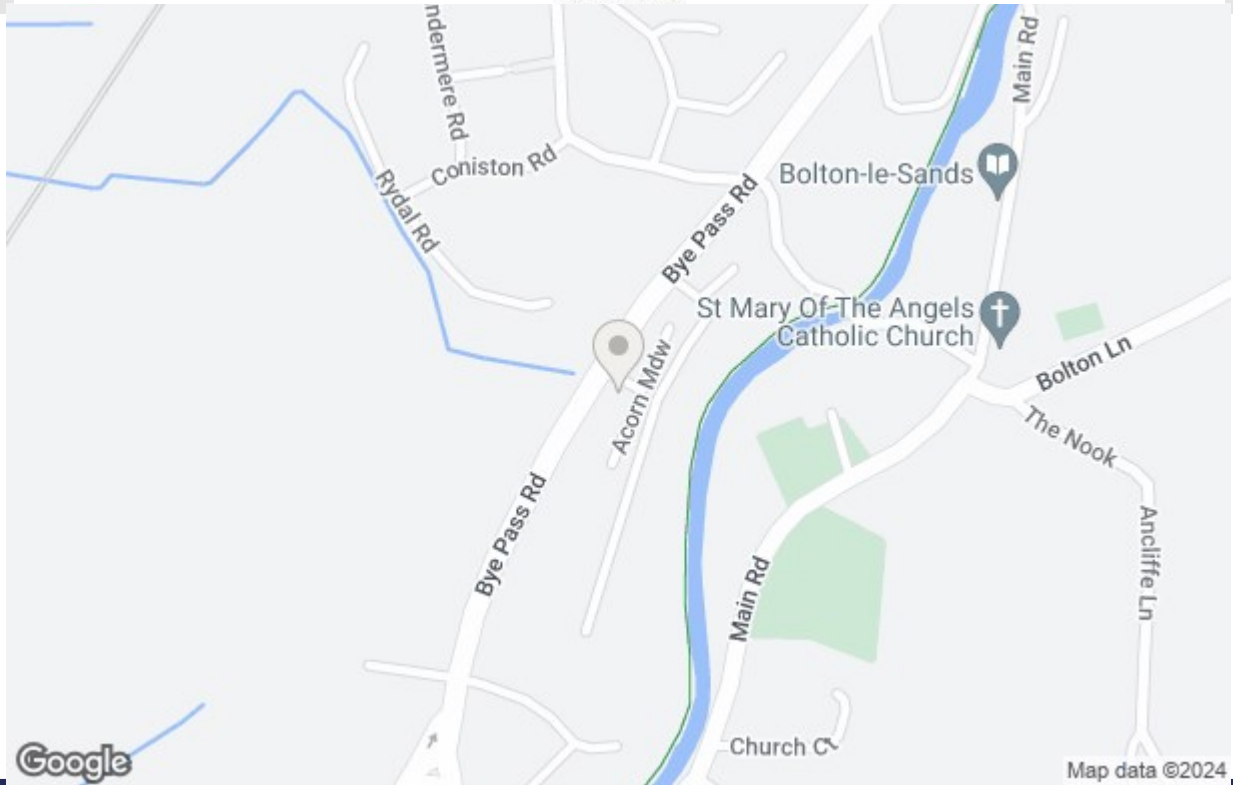
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# Take a nosey round



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>		81	(81-91) <b>B</b>
(65-80) <b>C</b>			(65-80) <b>C</b>
(55-64) <b>D</b>	66		(55-64) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC