



18 Eden Grove, Bolton Le Sands, Carnforth, LA5

8DF

18, Eden Grove, Bolton Le Sands, Carnforth

## *The property at a glance*

2  1  1 

- Detached Bungalow
- Two Bedrooms
- Impressive Reception Room
- Conservatory
- Garage & Gardens
- Driveway Providing Off Road Parking
- Sought After Location
- Tenure: Freehold
- Band: D
- EPC:



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# £295,000



# Get to know the property

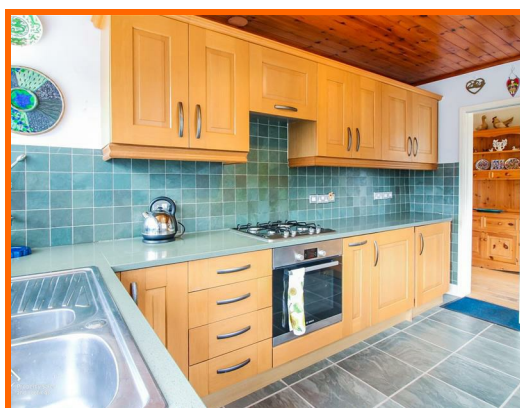
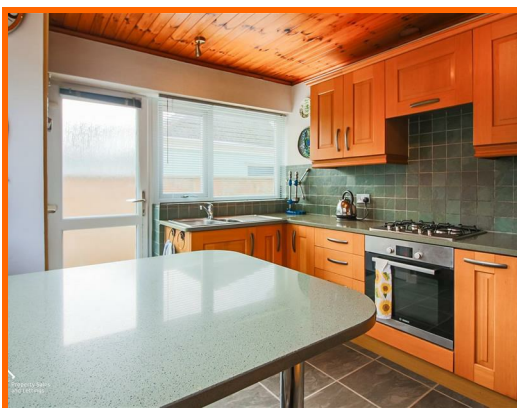


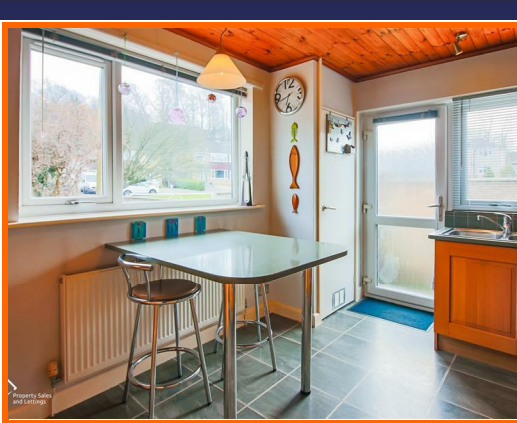
Nestled in the charming area of Bolton-Le-Sands, Carnforth, this delightful detached bungalow on Eden Grove offers a perfect blend of comfort and style. With two well-proportioned bedrooms, this property is ideal for those seeking a tranquil living space.

Upon entering, you are greeted by a beautifully presented reception room that exudes warmth and elegance, making it a perfect spot for relaxation or entertaining guests. The adjoining conservatory invites an abundance of natural light, creating a serene atmosphere that connects you with the lovely gardens outside.

The property boasts a garage and a driveway, providing ample parking space and convenience. The gardens are well-maintained, offering a peaceful retreat for outdoor enjoyment, whether it be for gardening enthusiasts or those simply wishing to unwind in a picturesque setting.

Situated in a sought-after location, this bungalow is not only a home but a lifestyle choice, providing easy access to local amenities and the scenic beauty of Lancaster. This property is a rare find and is sure to appeal to a variety of buyers looking for a comfortable and inviting residence. Don't miss the opportunity to make this charming bungalow your new home.





## Hallway

Coved ceiling, spotlighting, loft hatch, gas central heating radiator, storage cupboard, doors to bathroom, kitchen, reception room and bedrooms 1 & 2, wood flooring.

## Kitchen

2 x UPVC double glazed UPVC windows, gas central heating radiator, granite worktops, wall and base units, breakfast bar, oven, integrated fridge, integrated freezer, 4 ring gas hob, stainless steel sink with mixer tap and drainage board, partially tiled walls, pantry cupboard with boiler, smart light switch, laminate floor, UPVC frosted double glazed door to side.

## Bedroom 1

UPVC double glazed window, gas central heating radiator, sliding door built-in wardrobes.

## Bedroom 2

UPVC double glazed window. Gas central heating radiator. Sliding door built-in wardrobes.

## Bathroom

UPVC double glazed frosted window, gas central heating radiator, bath with traditional taps and over bath direct feed shower, pedestal wash basin with mixer tap, dual flush WC, spotlights, tiled floor.

## Reception Room

Coved ceiling, UPVC double glazed window, 2 x gas central heating radiators, wall mounted electric fire, 2 x single glazed windows, single glazed door leading to conservatory.

## Conservatory

Gas central heating, laminate flooring, UPVC double glazed door to rear.

## Garage

Up and over door.

## Front External

Wrought iron gates to paved driveway, laid lawn garden and paved path to front door. Side potting bench, outside tap.

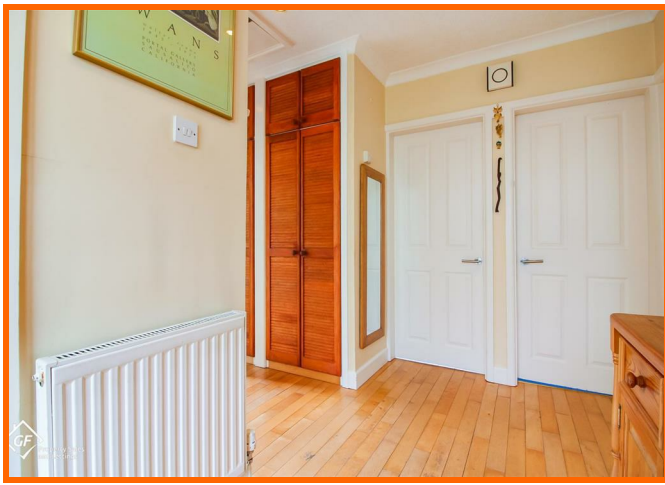
## Rear External

Paved rear garden, electric point, outside tap.



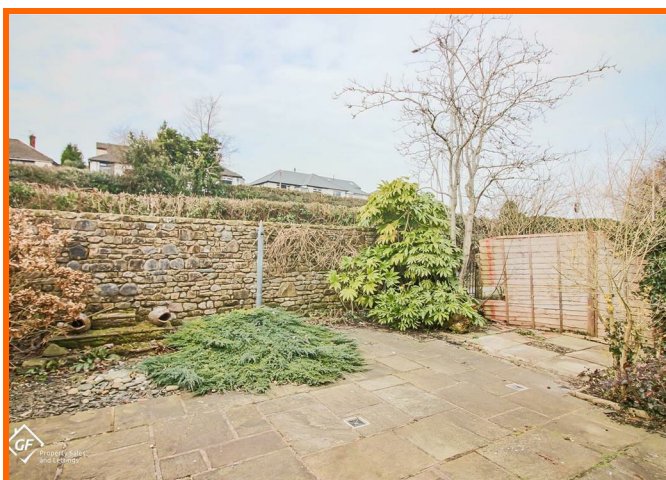


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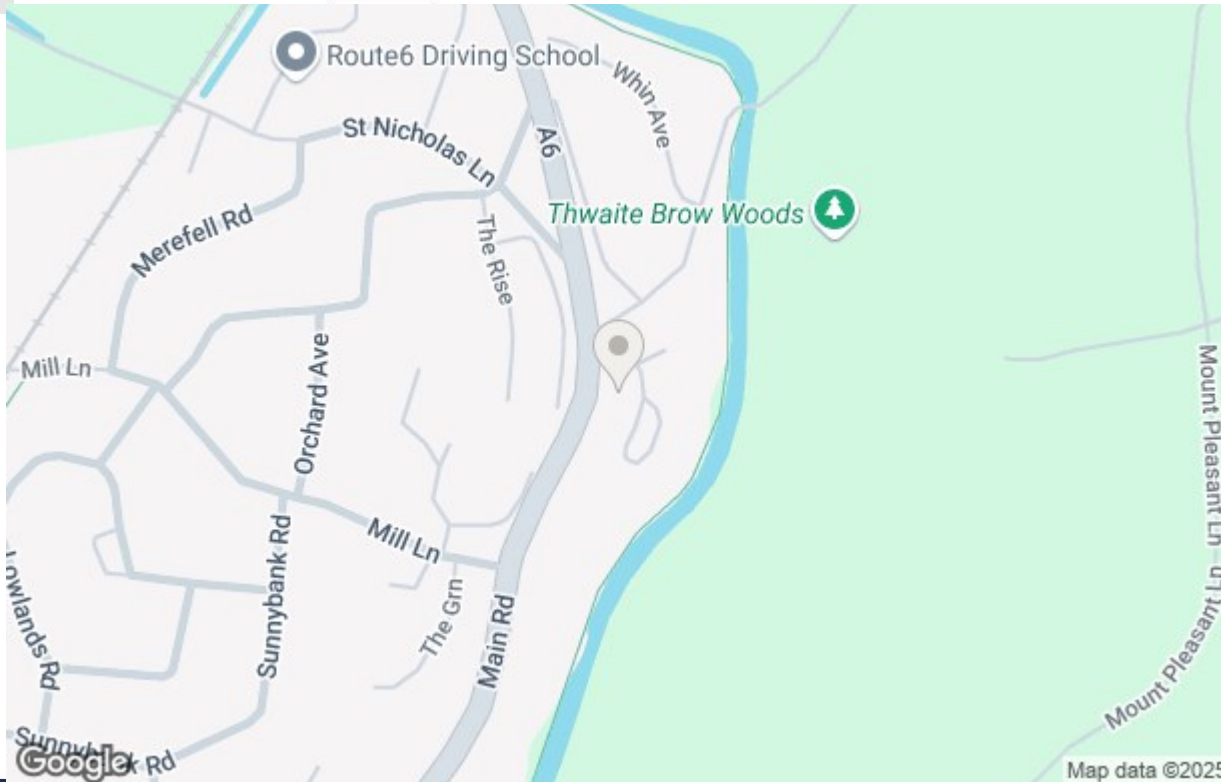
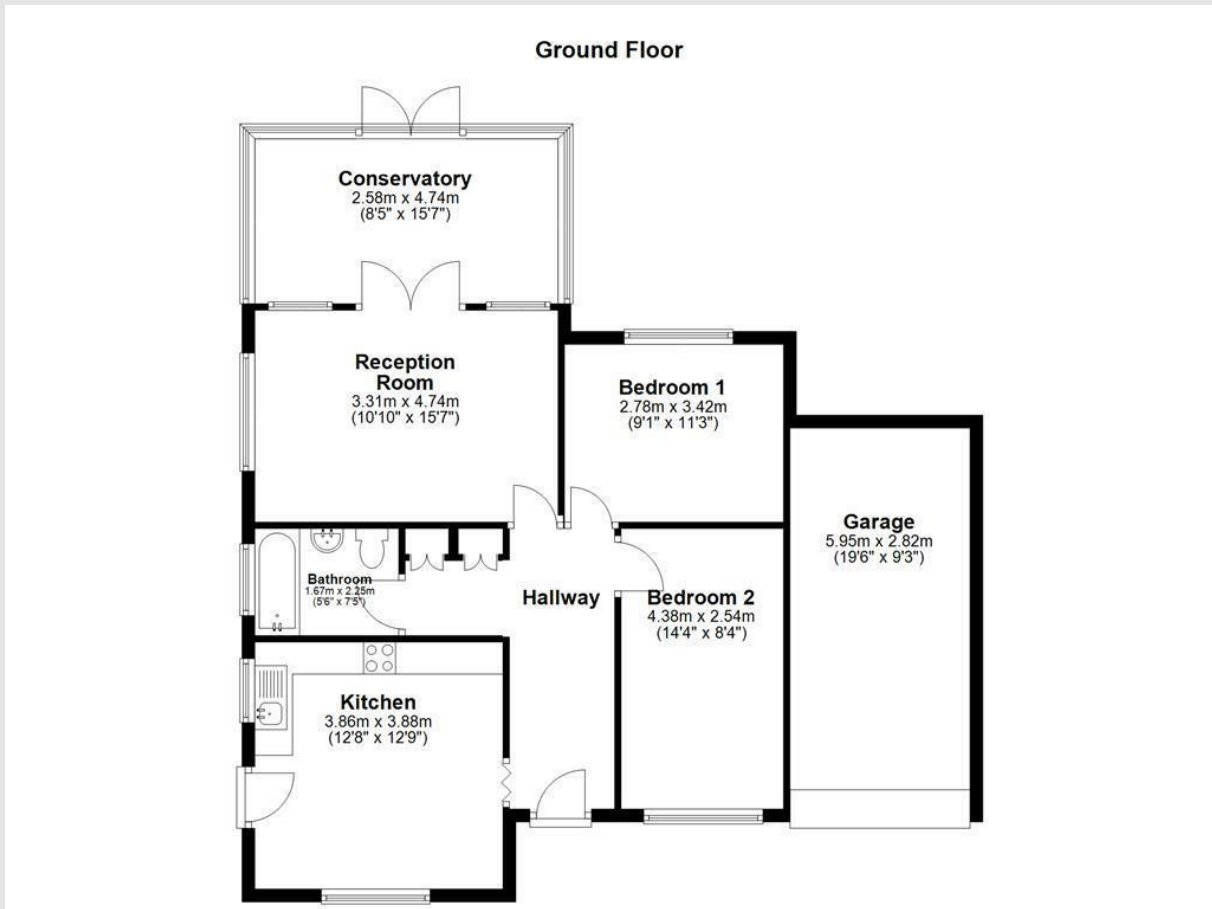
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# Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(65-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	