



5

3

2

DOUBLE GARAGE  
& PARKING

**MILNE MOSER**  
SALES + LETTINGS



**18 Meadow Drive  
Bolton Le Sands  
Carnforth  
LA5 8HA**

**£295,000**







## OVERVIEW

In a private corner of a cul de sac, this semi detached property is much more than it appears. Extended into the roof space and at the side, this substantial dormer bungalow has space for all the family plus their hobbies and pets. On a corner plot, there is ample parking and turning along with a double garage and the enclosed garden is ideal for children. There is a snug and lounge along with a generous dining kitchen and all important utility room. Five bedrooms have been created with the master bedroom having an ensuite - the four remaining bedrooms are of similar sizes and could easily be used as dressing rooms or a study if required. Viewing is essential to fully appreciate the size and privacy of this property.









## ACCOMMODATION

A UPVC double glazed door leads into:

### HALLWAY

An L shape hall with stairs leading to the first floor and access to the snug, dining kitchen and shower room. An inner hall leads to two ground floor bedrooms. Ceiling light and a radiator.

### SNUG

10' 2" x 9' 8" (3.1m x 2.95m)

UPVC double glazed window facing the front aspect. Wooden style flooring runs through from the hallway into the lounge and there is a radiator and a ceiling light. Open access to the lounge.

### LOUNGE

17' 4" into bay window x 11' 11" (5.28m x 3.63m)

A UPVC double glazed box bay window faces the front elevation. A wooden fire surround provides a focal point with tiled inset and open grate, feature wall paper to either side. Radiator, ceiling light and a television point.

### FAMILY DINING KITCHEN

20' 9" x 10' 2"/9' 6" (6.32m x 3.1m/2.9m)

An excellent size room semi divided and having room for a good sized dining table. The kitchen area is fitted with cream farmhouse style base and wall units with wood block effect worktops and tiled splashbacks. Circular sink and drainer, space for a range cooker with a canopy over and space for a fridge

freezer. UPVC double glazed windows overlook the rear garden and door connect to the utility room and conservatory. Plinth lighting, downlights, a radiator and a ceiling light.

### UTILITY ROOM

A UPVC double glazed window faces the front elevation. Access to a loft space, a ceiling light and extractor.

### CONSERVATORY

15' 1" x 9' 2" (4.6m x 2.79m)

UPVC double glazed to two sides and polycarbonate roof. Double doors lead to the garden and there is a radiator and a wall light.

An inner hall leads to two ground floor bedrooms. Wall light.

### BEDROOM

11' 2" x 5' 10" (3.4m x 1.78m)

UPVC double glazed window facing into the conservatory. Wall light and a radiator.

### BEDROOM

14' 3" x 5' 9" (4.34m x 1.75m)

Also facing into the conservatory, there is a wall light, radiator, built in cupboard under the stairs and a UPVC double glazed window.





## ACCOMMODATION CONTINUED

### SHOWER ROOM

8' 8" x 8' 9" (2.64m x 2.67m)

Fully tiled, the shower room has a quadrant cubicle, pedestal wash hand basin and a WC. Downlights to the ceiling, a heated chrome towel rail, wall mounted mirror and a ceiling light.

Extractor.

### LANDING

Exposed beams, ceiling light and downlights. Feature glass block window into master bedroom.

### MASTER BEDROOM

14' 4" x 10' 2" (4.37m x 3.1m)

A Velux rooflight faces the rear aspect and there is a double built in wardrobe. Downlights, radiator and eaves storage.

### ENSUITE

8' 9" x 8' 8" (2.67m x 2.64m)

A generous ensuite with a Velux rooflight and three piece suite.

Bath, pedestal wash hand basin and a WC. Extractor, ceiling light and a radiator.

### BEDROOM

11' 1" x 8' 0" (3.38m x 2.44m) max

A Velux rooflight faces the front and has a great view towards Warton Crag. Wall light, a radiator and eaves storage.

### BEDROOM

9' 8" x 8' 9" (2.95m x 2.67m) max

Also within the roof space, the fifth bed room could be used as a dressing room and has a Velux rooflight with a lovely view. Eaves storage and a wall light.

### EXTERNAL

At the front of the property is a good sized driveway with parking and turning and access to a further hard stand at the side.

Mature shrubs and planting provide privacy. Located on a corner plot, the rear garden fans out and is a generous space. Lawn and patio are enclosed by fencing and there is external lighting and sockets.

### DOUBLE GARAGE

22' 0" x 14' 9" (6.71m x 4.5m) approx

Two up and over doors to the front and two UPVC double glazed windows. Currently partitioned to create a workspace. Light, power and roof storage space. A wooden workshop has been added at the rear.





## DIRECTIONS

Leaving our Carnforth office on Market Street, proceed to the traffic lights, turning right onto Lancaster Road (A6). Continue out of Carnforth and into Bolton le Sands. Continue on Lancaster Road passing Bayview Holgates Caravan Park on your right. Turn right onto Mill Lane (signposted Bayview Garden Centre). Turn left into Meadow Drive and follow round to the green area. The property is located to the far corner.

## GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage  
Tenure: Freehold  
Council Tax Band: C  
EPC Grading: E







## FLOOR PLAN



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.

