

# **Bolton Le Sands**

11 Ash Tree Grove, Bolton Le Sands, Carnforth, Lancashire, LA5 8BD

A beautifully presented two bedroom, three reception room detached bungalow located on a quiet cul de sac in Bolton le Sands. with integral garage, off road parking and delightful easy to maintain garden.

Don't miss out on this superb opportunity call the office today to book a viewing.

£350,000

### **Quick Overview**

Detached Bungalow
Beautifully Presented
Two Bedrooms and Three Reception Rooms
Easy to Maintain Rear Garden
Integral Garage
Off Road Parking

No Onward Chain

Close to Local Amenities and Great

Transportation Links

Cul De Sac Location

Ultrafast 1000Mpbs\* Broadband







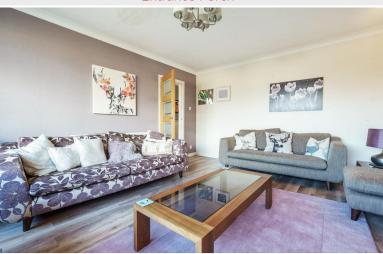




Property Reference: C2255



**Entrance Porch** 



Living Room



**Dining Room** 



Bathroom

Location Situated on the fringe of the popular village of Bolton Le Sands in a great location with Carnforth, Morecambe and Lancaster all within easy reach. There are regular bus services, Carnforth train station and access to the M6 motorway nearby. The village itself offers a Co-op supermarket, butchers, an array of local shops and a well-regraded primary school, an ideal area for families, couples or individuals alike.

Property Overview Welcome to 11 Ash Tree Grove, a charming and inviting property that offers a warm and welcoming atmosphere from the moment you step into the entrance porch. With ample space for a console table or storage furniture, the entrance hallway leads you into the heart of the home.

To the right, you'll find the spacious and bright living room, adorned with a large window overlooking the front garden. The focal point of the room is the gas fireplace, set on a marble effect hearth and surround, creating a cozy ambiance for those chilly evenings.

Returning to the hallway, you'll discover the first bedroom, which boasts plentiful fitted furniture and a lovely view of the front garden. Continuing down the hallway, you'll come across the bathroom, featuring a 4-piece suite, including a bath, shower enclosure, w.c., hand wash basin with storage cupboard, and a towel radiator.

Adjacent to the bathroom is the well-appointed kitchen, fitted with a range of wall and base units, complemented by stylish tiling and worksurfaces. The kitchen is equipped with a 5-ring gas hob, extractor hood, eye-level double Belling gas oven, a convenient one and a half bowl stainless steel sink unit and drainer, integrated fridge freezer, dishwasher, integrated washing machine and tumble dryer and a stable door leading to the rear garden.

Next to the kitchen, you'll find the spacious dining room, providing ample space for a table and chairs, perfect for entertaining guests or enjoying family meals. From the dining room, step into the sunroom, a delightful space that offers views of the stunning rear garden. With two access doors leading outside, this room seamlessly blends indoor and outdoor living.

Returning to the hallway, you'll discover an abundance of storage space, with a cupboard featuring shelving and another housing the Valliant gas boiler. The hallway leads you to the second bedroom, which overlooks the rear garden, providing a peaceful retreat.





Sun Room



Kitchen



Kitchen



Bedroom One



Bedroom Two

11 Ash Tree Grove is a truly special property, offering a comfortable and inviting living space with stunning garden views. Don't miss the opportunity to make this charming house your home.

Outside and Parking Approaching the property you will find a manicured front lawn with mature shrubs and paved pathways leading down the sides to the rear garden. At the front of the property there is parking for 2 vehicles and access to the integral garage which has an up and over door, light and power.

The rear garden has been meticulously designed over levels to create different spaces. Raised colourful planters with steps leading to a patio and laid lawn area. A secondary raised walled planter with steps lead to a further patio area, perfect for a morning coffee or enjoying al fresco dining in the summer months.

Directions Leave Carnforth heading south on the A6 and head into Bolton Le Sands. Follow the road straight on through the village and at the junction with Coastal Road carry straight on continuing along the A6. Take the 4th turning on the right into Greenwood Crescent then take the first right onto Ash Tree Grove. Follow the road round and you will find the property on the left with our For Sale board.

What3words ///remotes.barstool.disposal

#### Accommodation (with approximate dimensions)

Living Room 16' 9" x 13' 4" (5.11m x 4.06m)

Kitchen 13' 3" x 9' 6" (4.04m x 2.9m)

Dining Room 11' 11" x 9' 10" (3.63m x 3m)

Sun Room 24' 2" x 6' 4" (7.37m x 1.93m)

Bedroom One 14' 10" x 11' 04" (4.52m x 3.45m)

Bedroom Two 12' 9" x 9' 11" (3.89m x 3.02m)

Garage 17' 9" x 9' 11" (5.41m x 3.02m)

#### **Property Information**

Services Mains gas, water, drainage and electricity.

Tenure Freehold. Vacant possession upon completion.

Council Tax Lancaster City Council Band E

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.





Rear Garden





11 Ash Tree Grove

### Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team Call **01524 737727** or request





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online.

## Ash Tree Grove, Bolton Le Sands, Carnforth, LA5





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1052916

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