

Bolton Le Sands

£230,000

26 Mill Lane, Bolton Le Sands, Carnforth, LA5 8EZ

Welcome to this beautiful detached true bungalow nestled in the highly sought-after village location of Bolton Le Sands. Offering two spacious bedrooms, a modern kitchen diner, ample off-street parking, and a private garden. Boasting an array of walks on your doorstep and no chain delay, this well-presented home is move-in ready and awaiting your personal touch.

Quick Overview

Detached True Bungalow
No Chain Delay
Driveway with Ample Off Road Parking
Modern Kitchen Dining Room
Close to Local Amenities
Great Transport Links
Located in the Highly Sought after Bolton Le Sands
Private Garden
Recent Reroof
Superfast 60 Mbps Broadband Available*



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Superfast
Broadband



Driveway

Property Reference: C2403



Living Room



Rear Garden



Kitchen



Kitchen

Location Situated in the popular village of Bolton Le Sands, the property is in a great location close to all local amenities including a post office, shops and restaurants. Bolton Le Sands is an ideal area for families, couples or individuals alike, with Carnforth, Morecambe and Lancaster all within easy reach. There are regular bus services, Carnforth train station and access to the M6 motorway nearby.

Property Overview Step up and discover the charm of this fantastic bungalow, where every detail is thoughtfully designed to enhance your living experience. From the inviting porch, perfect for stowing away muddy boots and coats after exploring the surrounding area, to the spacious living room flooded with natural light from the bay window, this home invites you to relax and unwind in style.

Continuing through into the hallway, you will find the well-presented kitchen to your left. Boasting top-of-the-range integrated appliances including a Bosch electric hob, Bosch oven, Baumatic microwave, and Bosch fridge freezer and plumbing for a washing machine. With ample space for a dining table and chairs, it offers both functionality and style. Plus, enjoy seamless access to the rear enclosed garden, perfect for al fresco dining and outdoor entertaining.

Off from the hallway, discover the haven of rest and relaxation in both bedrooms. Boasting generous proportions, each bedroom offers ample space for storage solutions and furniture, ensuring that you can create your own personalized sanctuary.

Completing the property is the stylish shower room, designed to elevate your daily routine. Adorned with sleek grey aqua panels, the shower room exudes contemporary elegance, comprising a walk-in shower, vanity sink and cistern.

Outside & Parking Externally, this property offers a range of features designed to enhance your outdoor living experience and provide both convenience and charm. There low-maintenance paved driveway offers ample off-street parking for multiple vehicles whilst the rear garden can be accessed from the side of the property or from the kitchen, the well-maintained lawn and flower borders provide a picturesque backdrop whilst the thoughtful landscaping and fencing that ensures privacy from neighbouring properties, enjoy peace and seclusion in your outdoor space.

For those in need of extra storage space or a workshop, this property comes complete with a detached outbuilding and separate shed. Perfect for storing garden tools, bicycles, or seasonal items, these additional structures offer practicality and versatility to suit your needs.

Directions From the Hackney & Leigh Carnforth Office head up Market Street and turn right at the traffic lights onto Lancaster Road. Follow the road out of Carnforth, straight over at the mini roundabout, into Bolton Le Sands. The turning for Mill Lane is the third on the right, and Number 26 can be found a short way down on the right.

What3Words ///embellish.unsightly.canyons

Accommodation with approximate dimensions

Living Room 14' x 18' 4" (4.27m x 5.59m) Plus Bay

Kitchen Diner 20' 11" x 9' 5" (6.38m x 2.87m)

Bedroom One 17' 8" x 8' 5" (5.38m x 2.57m)

Bedroom Two 10' 3" x 9' 6" (3.12m x 2.9m)

Outbuilding 15' 4" x 10' 1" (4.67m x 3.07m)

Shed 5' 1" x 10' 4" (1.55m x 3.15m)

Services Mains gas, water and electricity.

Council Tax Band C - Lancaster City Council

Tenure Freehold. Vacant possession upon completion.

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.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Dining Area



Bedroom One

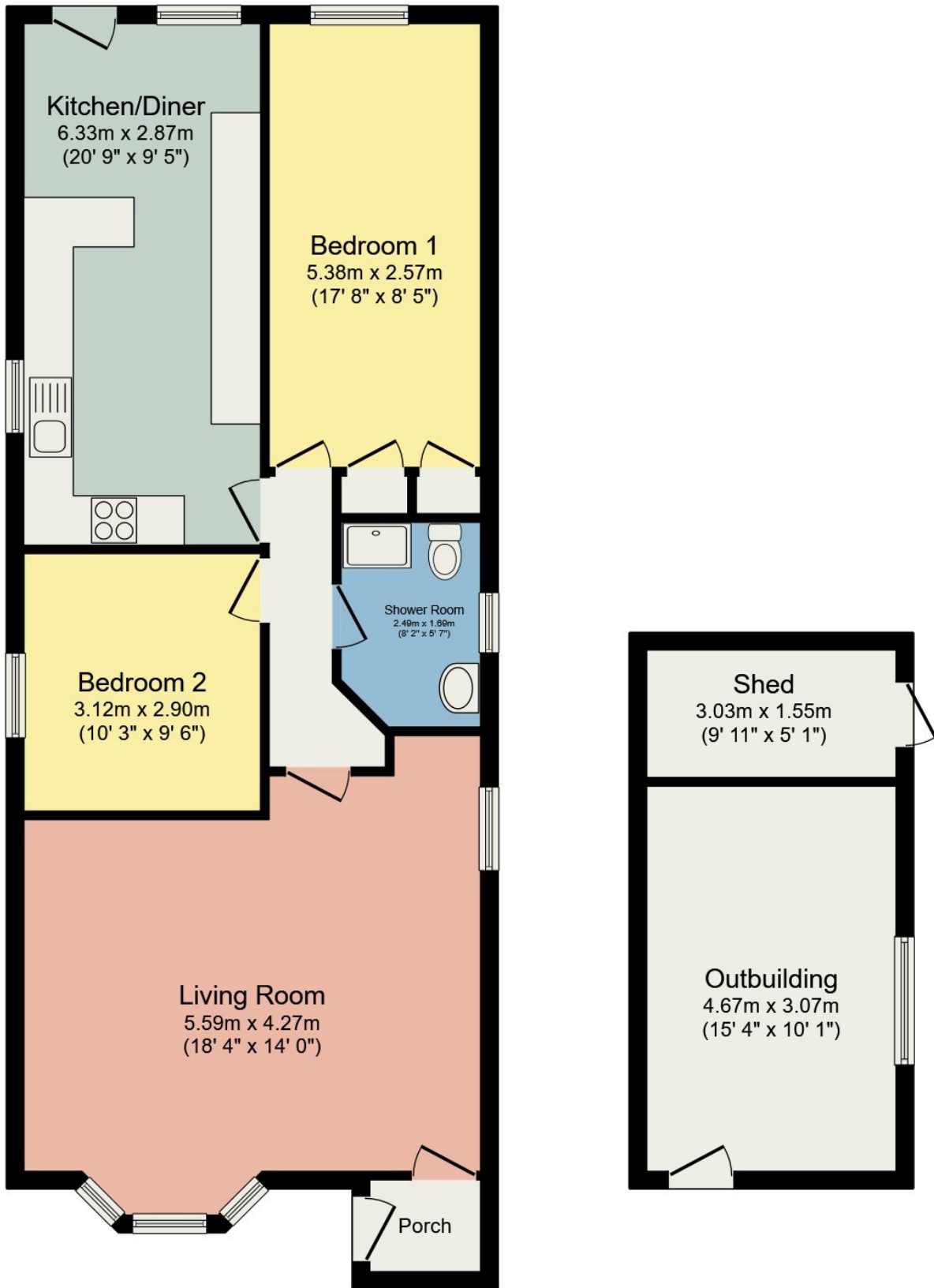


Bedroom Two



Shower Room

Bolton Le Sands, Carnforth



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