



Warton

£340,000

7 Well Lane, Warton, Carnforth, LA5 9QZ

Located in the highly sought-after village of Warton, this exceptional detached bungalow combines modern living with rural charm. It features a beautifully presented open-plan kitchen dining area, spacious living areas, and three generously sized double bedrooms, perfect for growing families or those needing extra space.

The exterior impresses with ample off-road parking, a detached garage, and a meticulously landscaped rear garden that offers a peaceful retreat. This remarkable bungalow seamlessly blends comfort, style, and practicality in a prime village setting.

Quick Overview

- Detached Bungalow
- Three Double Bedrooms
- Modern Open Plan Kitchen Dining Room
- Ample Off Street Parking and Detached Garage
- Perfect Family Home
- Extended and Beautifully Appointed Private Garden
- Close to a Well Regarded Primary School
- Located in the Popular Village of Warton
- Superfast 80 Mbps Broadband Available*



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Superfast
Broadband



Driveway &
Garage

Property Reference: C2413



Living Room



Kitchen Diner



Kitchen



Bedroom One

Location Welcome to Warton, a picturesque village surrounded by beautiful countryside. This hidden gem boasts a rich history, stunning landscapes, and a close-knit community that welcomes you with open arms. Whether you're seeking a tranquil escape or a vibrant community to call home, Warton has something special to offer.

For nature enthusiasts, Warton offers an abundance of outdoor experiences, Warton Crag nature reserve is a short stroll away, providing a vast array of walks on the doorstep. Lace up your hiking boots and explore the nearby Arnside and Silverdale Area of Outstanding Natural Beauty, where stunning coastal vistas and diverse wildlife await. The village's proximity to the Lake District National Park also means that adventure is never far away. The village has a busy and active community with, two popular public houses, local brewery and a well regarded pre-school and primary school. The location also provides great access to the nearby market town of Carnforth that provides a variety of amenities including a range of local shops, supermarkets, a secondary school, doctors, dentist along with a handy West Coast railway station and quick road access to the M6 motorway in minutes.

Property Overview This detached dormer bungalow offers the perfect blend of style and functionality. Enter through the spacious, bright, and airy hallway, ideal for storing muddy boots and coats after a day exploring the local trails. The hallway leads to the extended kitchen and dining room - featuring sleek gloss handle less cabinetry, wood-effect worktops, and tile splashback.

The kitchen is designed for entertaining, with ample space and French doors that seamlessly connect to the outdoors. Integrated appliances include a Lamona hob with extractor hood, Lamona oven, Lamona dishwasher, stainless steel sink, freestanding Bosch fridge freezer, and plumbing for a washing machine.

The fabulous living room, overlooking the front elevation, is equally spacious. With neutral décor and a focal electric fire, this room is perfect for cosy nights in. The ground floor also includes one of three double bedrooms, which offers plenty of space for furniture or can be utilised as a home office or hobby room. Completing the ground floor is the sleek and stylish main bathroom, featuring aqua panelled walls, a complementing tiled floor, and chrome fittings. The bathroom includes a P-shaped bath with overhead shower, W.C., and a vanity sink.

To the first floor, the dormer, which received a new roof over the shower room in November 2023, houses two spacious double bedrooms. Each bedroom features convenient eaves storage and offers ample space to accommodate all your furniture needs, bedroom one also has the added bonus of a fitted three door wardrobe.

Additionally, the first floor includes a practical storage cupboard for extra organisation and the modern shower room is beautifully appointed with aqua panelled shower surrounds, grey tiled walls and floor, chrome finishes, and a sleek grey vanity sink, providing both style and functionality.

Outside & Parking At the front of the property, a low-maintenance paved driveway offers ample parking for multiple vehicles and leads to a detached garage equipped with power and lighting, ideal for storage or an additional utility space. The rear of the property boasts a beautifully landscaped garden featuring a well-maintained lawn, a spacious patio area perfect for alfresco dining, and vibrant flower beds and shrubs. This private garden provides a serene and picturesque setting for outdoor relaxation and entertainment.

What3Words ///galloped.finally.mute

Accommodation with approximate dimensions

Living Room 20' 5" x 12' 4" (6.22m x 3.76m)

Kitchen Dining Room 18' 2" x 12' 4" (5.54m x 3.76m)

Kitchen/Utility Area 10' 0" x 9' 11" (3.05m x 3.02m)

Bedroom One 12' 11" x 12' 5" (3.94m x 3.78m)

Bedroom Two 13' 7" x 9' 11" (4.14m x 3.02m)

Bedroom Three 9' 11" x 9' 11" (3.02m x 3.02m)

Garage 17' 0" x 8' 3" (5.18m x 2.51m)

Property Information

Services Mains gas, water and electricity.

Council Tax Band D - Lancaster City Council

Tenure Freehold. Vacant possession upon completion.

Viewings Strictly by appointment with Hackney & Leigh Camforth Office.

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



Bedroom Two



Bedroom Three



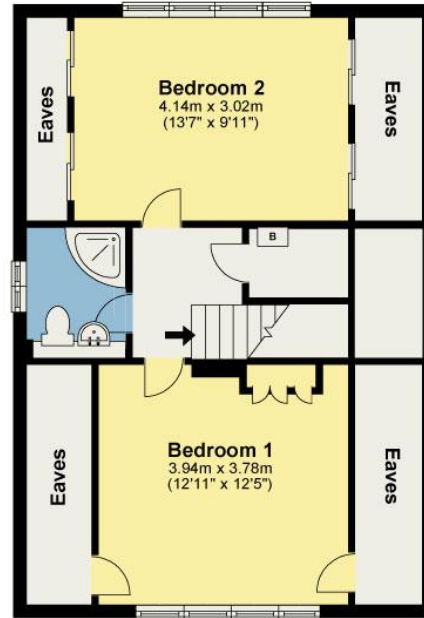
Bathroom



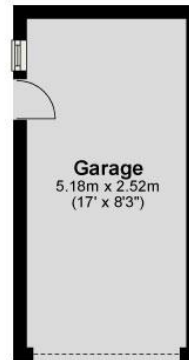
Rear Garden



Ground Floor



First Floor



Total area: approx. 147.0 sq. metres (1582.1 sq. feet)

For illustrative purposes only. Not to scale. REF: C2078

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