



Warton

£375,000

85 Croftlands, Warton, Lancashire, LA5 9QE

Beautifully extended and meticulously updated by the current owners, 85 Croftlands is the perfect family home. Nestled in the sought-after village of Warton, this property has been thoughtfully enhanced throughout, offering both style and comfort for modern living.

Quick Overview

Immaculately Presented Dormer Bungalow
Four Double Bedrooms
Extended Kitchen Dining Room
Popular Residential Location in Warton Village
Ample Off Street Parking and Detached Garage
Low Maintenance Landscaped Garden
No Chain Delay
Close to a Well Regarded Primary School
Perfect Family Home
Superfast Broadband Available*



4



2



1



TBC



Superfast
Broadband



Driveway &
Garage

Property Reference: C2453



Entrance Hall



Downstairs Bathroom



Living Room



Kitchen Dining Room

Location The tranquil village of Warton is located within moments of Warton Crag nature reserve providing a vast array of walks on the doorstep. The village has a busy and active community with, two popular public houses, local brewery and a well regarded 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 As you enter the property, you're welcomed by the entrance hall that exudes light and airiness, setting the tone for the home. To your left, a convenient utility room awaits, complete with ample storage, sleek worktops, plumbing for both a washing machine and dryer, and a designated area for hanging coats.

Continuing down the hallway, you'll find the modern, inviting living room - a cosy retreat featuring a striking log-burning fireplace and underfloor heating. The plush grey carpet adds warmth, while a large window overlooks the front elevation, filling the room with natural light.

The heart of the home is a beautifully designed open-plan kitchen, dining, and living area, perfect for entertaining. This space showcases modern shaker-style cabinetry, a central island for casual gatherings, and a range of integrated appliances, including a Lamona hob, two ovens, warming/proving drawer, an extractor, dishwasher, wine fridge, a composite black 1.5 sink and there is also ample room for a freestanding fridge-freezer.

Additionally, the room is complete with underfloor heating and a convenient under-stairs storage cupboard which provides practical space for all your essentials. Whilst sliding doors seamlessly connect the indoor living space to the garden, inviting the outside in and enhancing the overall flow of this exquisite home.

The ground floor features one of the four generously sized double bedrooms, offering a versatile space that can easily adapt to your lifestyle needs, whether you require a home office, a guest bedroom, or a hobby room.

Completing this floor is the main bathroom, a sleek and stylish retreat adorned with electric under floor heating, aqua panelling, tiled walls, and flooring. It includes a bath with an overhead shower, a vanity sink, heated towel rail and a toilet, combining both functionality and elegance.

On the first floor, you'll discover three beautifully appointed bedrooms, each exuding a contemporary vibe with modern décor and carpet. Bedroom one is a generously sized double, filled with natural light. Bedroom two features a convenient built-in eaves storage cupboard, while bedroom three, also a spacious double, provides ample room for all your furniture needs.

The landing houses a large boiler cupboard, offering excellent additional storage. Completing the first floor is the stylish shower room, finished to a high standard with sleek tile flooring, fully tiled walls, a wall-hung vanity sink, heated towel rail and a walk-in shower with a rainfall showerhead and chrome accents.



Kitchen Dining Room



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four/Office



Shower Room

Outside & Parking Externally, this property impresses with a low-maintenance front driveway, offering ample parking for multiple vehicles, along with an additional side driveway leading to a detached garage. Equipped with plumbing, electricity, and lighting, the garage is perfect for use as a workshop. The front of the home also features a pristine lawn and vibrant raised flower beds, adding a splash of colour and charm.

The rear garden is a beautifully landscaped, low-maintenance oasis. With access through the entrance hall, sliding doors from the kitchen, or a rear gate, it offers a seamless indoor-outdoor flow. Framed by elegant flower borders and enclosed by fencing, the garden includes a lush lawn to the side-ideal for relaxation and outdoor enjoyment.

Directions From the Hackney & Leigh Carnforth office, turn left and follow the road out towards Warton. Proceed through the Main Street of Warton, passing the right hand turn into Borwick Lane. Take the left hand turning into Croftlands, take your first right and follow the road round where the property is located on the corner of Newcroft on your right hand side.

What3Words ///dictation.secrets.acted

Accommodation with approximate dimensions

Entrance Hall 13' 1" x 11' 2" (3.99m x 3.4m)

Utility 9' 6" x 4' 11" (2.9m x 1.5m)

Living Room 15' 5" x 11' 6" (4.7m x 3.51m)

Open Plan Kitchen Dining Room 19' 8" x 19' 4" (5.99m x 5.89m)

Bedroom One 14' 5" x 10' 6" (4.39m x 3.2m)

Bedroom Two 11' 2" x 9' 10" (3.4m x 3m)

Bedroom Three 12' 2" x 8' 6" (3.71m x 2.59m)

Bedroom Four/Office 10' 10" x 8' 10" (3.3m x 2.69m)

Property Information

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)

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Garden



Garden



Drone View



Aerial View

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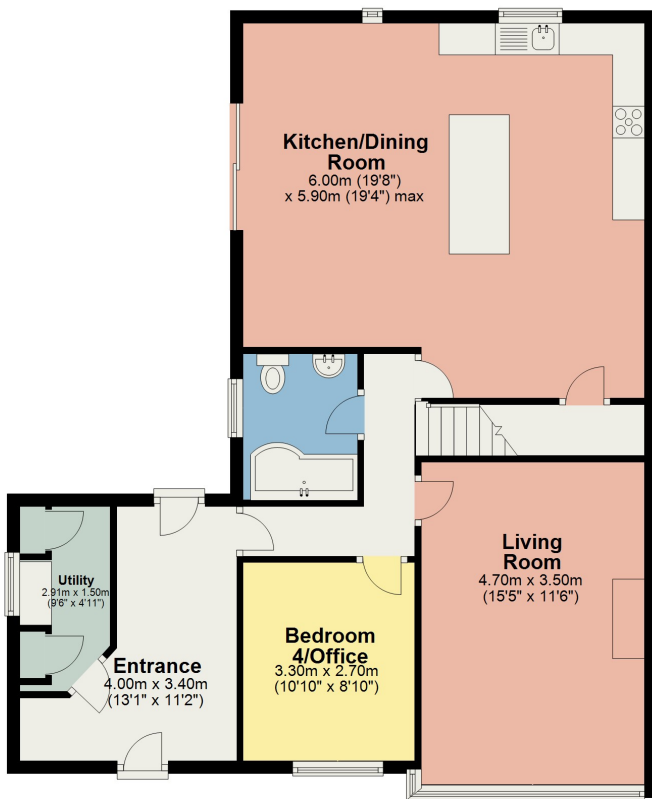
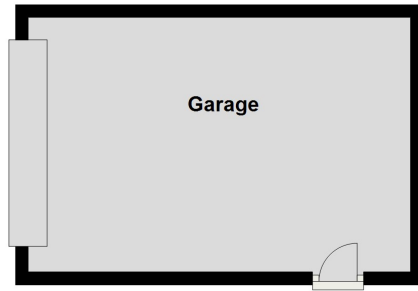


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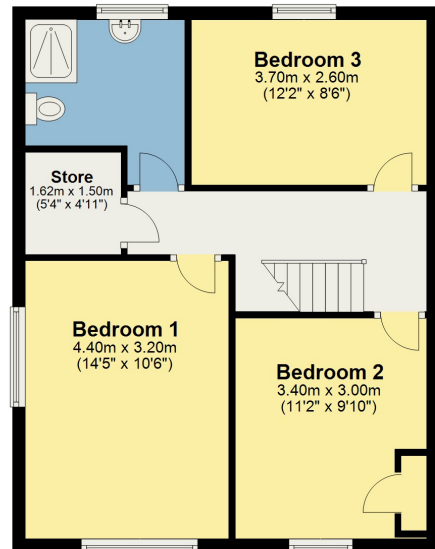
Ground Floor

Approx. 109.6 sq. metres (1179.2 sq. feet)



First Floor

Approx. 51.2 sq. metres (550.7 sq. feet)



Total area: approx. 160.7 sq. metres (1729.9 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

REF:
Plan produced using PlanUp.

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