



Bolton Le Sands

£425,000

13 Old Station Lane, Bolton Le Sands, Carnforth, LA5 8BP

Tucked away in a peaceful cul-de-sac within the highly sought-after residential area of Bolton-le-Sands, 13 Old Station Lane is an immaculately presented, turn-key family home, boasting generous living spaces throughout.

Perfectly positioned for a convenient yet peaceful lifestyle, this exceptional property is just moments from scenic countryside walks, a well-regarded primary school, and a variety of local amenities.

Quick Overview

Immaculately Presented Family Home
Cul-De-Sac Location in Bolton le Sands

Constructed in 2020

Kitchen Dining Room with Separate Utility

Off Street Parking for Two Vehicles

Array of Nearby Local Walks

Quiet Residential Setting

Close to Local Shops and Amenities

No Chain Delay

Ultrafast Broadband Available*



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2



2



B



Ultrafast
Broadband



Driveway &
Garage

Property Reference: C2494



Entrance Hall



Living Room



Living Room



Kitchen Dining Room

Step inside and be instantly impressed by its immaculate finish, featuring wooden doors, stylish herringbone flooring, and modern, neutral tones throughout - ready for you to move straight in.

To your left, the inviting living room exudes warmth and comfort, complete with a striking media wall with focal electric fire and ample space for all your furnishings, perfect for cosy nights in.

On the opposite side of the hallway, a versatile reception room awaits, ready to adapt to your lifestyle needs. Whether you require a home office, study, or hobby room, this space offers endless possibilities. Also off the hallway there is a convenient downstairs WC adds to the home's practicality.

At the heart of the home, the stunning open-plan kitchen dining area exudes elegance and functionality. Designed for modern living, the kitchen is equipped with high-end appliances, including an oven, microwave, hob, extractor, dishwasher, and fridge freezer, all seamlessly integrated into sleek cabinetry complemented by a Quartz worktop. A spacious central island serves as the perfect gathering spot, while patio doors flood the space with natural light and open onto the garden.

Completing the ground floor is the well-designed utility room, thoughtfully spread across two spaces for maximum functionality. The main utility area provides additional countertop space and a secondary sink. Beyond this, part of the garage has been cleverly converted into a stylish extended utility space, featuring further base units, plumbing for a washing machine and dryer, and direct access to the garden.

The first floor boasts four generously sized double bedrooms, each thoughtfully designed to provide comfort and style. Bedroom one overlooks the front elevation and has the added benefit of an en-suite shower room, complete with a walk-in shower, wall-hung sink, toilet, and elegant tiled surrounds.

The remaining three double bedrooms offer ample space, making this home ideal for growing families. Each room is tastefully decorated in neutral tones, creating a light and airy feel, while bedroom two boasts built-in wardrobes.

The main bathroom features a well-appointed four-piece suite, complete with a sleek walk-in shower with waterfall showerhead, a bath, pedestal sink, and toilet. Modern floor-to-ceiling tiling, complemented by polished chrome finishes, adds a touch of sophistication.



Kitchen Dining Room



Extended Utility



Downstairs W.C.



Study



Bedroom One



Ensuite Shower Room

Outside, the rear garden is thoughtfully designed. A generous patio area provides the perfect space for alfresco dining and social gatherings, while the neatly maintained lawn, framed by flower beds, offers a peaceful and private area to relax.

To the front, a paved driveway offers ample parking for up to two vehicles, complemented by a garage for additional storage. A lawned area enhances the home's curb appeal, while there is also an outdoor power point.

Accommodation with approximate dimensions

Entrance Hall

Living Room 10' 4" x 15' 4" (3.15m x 4.67m)

Kitchen Dining Room 24' 6" x 9' 11" (7.47m x 3.02m)

Utility Room 9' 1" x 11' 0" (2.77m x 3.35m)

Downstairs W.C.

Study 6' 0" x 6' 3" (1.83m x 1.91m)

Bedroom One 10' 11" x 10' 9" (3.33m x 3.28m)

Ensuite Shower Room 7' 3" x 4' 5" (2.21m x 1.35m)

Bedroom Two 12' 3" x 9' 9" (3.73m x 2.97m)

Bedroom Three 11' 1" x 8' 2" (3.38m x 2.49m)

Bedroom Four 9' 6" x 8' 1" (2.9m x 2.46m)

Family Bathroom 5' 10" x 8' 10" (1.78m x 2.69m)

Garage 9' 1" x 7' 0" (2.77m x 2.13m)

Property Information

Tenure Freehold - We understand the annual service charge is £442, please contact the office for further details.

Council Tax Band E - Lancaster City Council

Services Mains gas, electricity, water and drainage. Ultrafast broadband available.

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



Bedroom Two



Bedroom Three



Bedroom Four



Main Bathroom



Garden

Directions From the Hackney & Leigh office in Carnforth, turn right at the traffic lights onto Lancaster Road, and follow the road towards Bolton Le Sands. Proceed straight over the mini roundabout at Crag Bank, and follow the road along onto Bye Pass Road, then take a right turn up St Michaels Lane, keep following this road until you approach Old Station Lane nestled away on your left hand side, number 13 is located at the end of the cul-de-sac on your left hand side.

What3Words ///cookie.poker.zeal

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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Meet the Team

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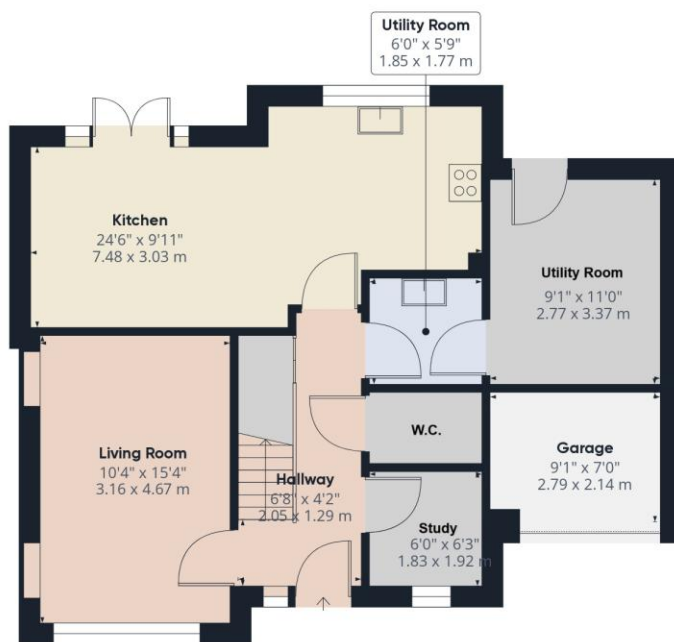


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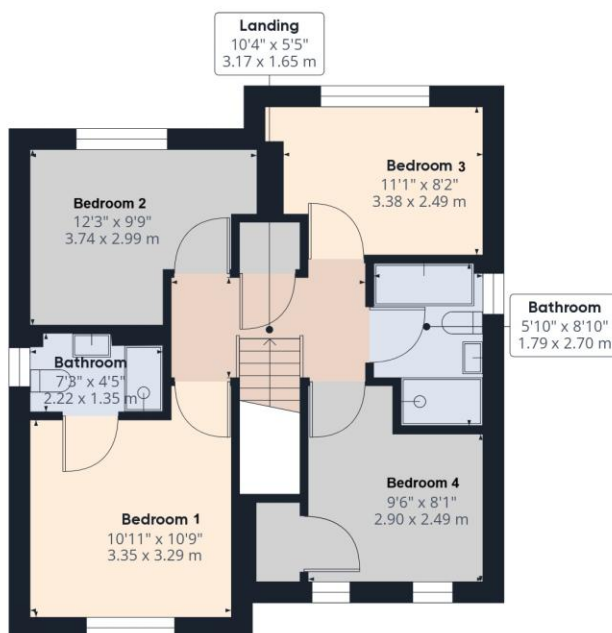


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Ground Floor



Floor 1

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