



## Bolton Le Sands

**£325,000**

35 Westfield Drive, Bolton Le Sands, Lancashire, LA5 8EW

Situated in a quiet residential area of the highly sought-after village of Bolton le Sands, this impressive dormer bungalow has been thoughtfully extended and upgraded by the current owners. Offering a spacious and versatile layout, it's the perfect home for a range of buyers - whether you're looking for a family home or seeking to downsize without sacrificing space.

Located 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.

### Quick Overview

Beautifully Updated Dormer Bungalow

Three Double Bedrooms

Two Shower Rooms

Situated in the Popular Village of Bolton le Sands

Quiet Residential Location

Array of Walks from your Doorstep

Nearby Bus and Rail, and M6 Motorway Links

Ample Off Street Parking and Garage

Close to Local Shops and Amenities

Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Driveway &  
Garage

Property Reference: C2500



Living Room



Kitchen



Kitchen



Dining Room

Step into this beautifully presented home and instantly appreciate the seamless blend of modern style and comfort. The neutral yet contemporary décor creates a welcoming atmosphere, while underfloor heating ensures warmth throughout the entire ground floor.

From the inviting hallway, turn left into the bright and spacious living room, where natural light floods in through the front-facing window, creating a relaxing space to unwind.

Continue into the stunning open-plan kitchen dining area - designed for both everyday living and entertaining with sliding doors that allow you to keep the space open or separate. The sleek, handleless gloss cabinetry is complemented by a focal island, while integrated appliances - including an oven, microwave, hob, extractor, under-counter fridge, freezer and washing machine - offer both style and practicality. A composite sink perfectly positioned beneath the window provides a charming view of the garden.

The conservatory extends the living space further, offering a tranquil retreat where you can sit back and enjoy the garden's serenity.

Also on the ground floor is a contemporary shower room, finished to a high standard with modern tiled surrounds, a walk-in shower featuring both a waterfall showerhead and a handheld attachment, a vanity sink, heated towel rail and toilet.

Completing the ground floor is the third bedroom - a generously sized double featuring ample built-in wardrobes.

On the first floor, you'll find two generously sized double bedrooms, both beautifully presented with a modern finish and ample space for all your furnishings. Completing this floor is a second shower room, featuring marble-effect aqua panelling, a walk-in shower, pedestal sink, and toilet.

Externally, the property boasts a spacious driveway with room for multiple vehicles, alongside a low-maintenance front garden with decorative stones and flowers.

The rear garden is a true sanctuary - expertly landscaped with an array of vibrant flowers, paved pathways, and inviting seating areas. Fully enclosed for privacy, it offers the perfect retreat for relaxation.

Additionally, the property benefits from a garage equipped with power, lighting, space for a dryer, and even an extra toilet for added convenience.



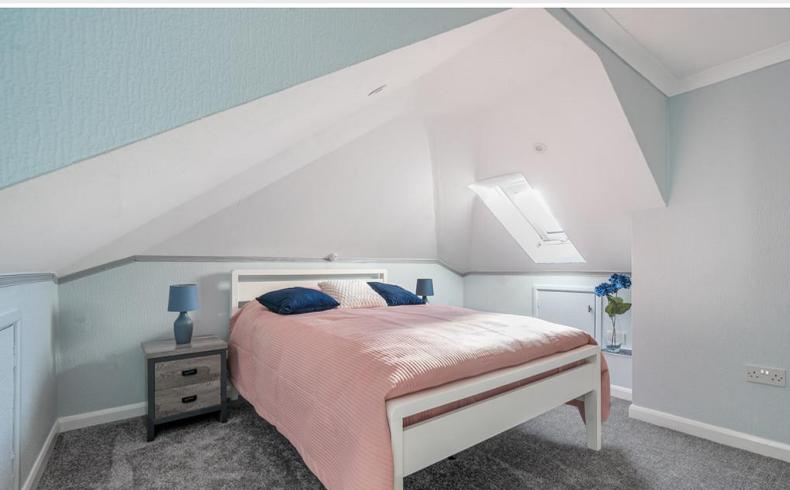
Conservatory



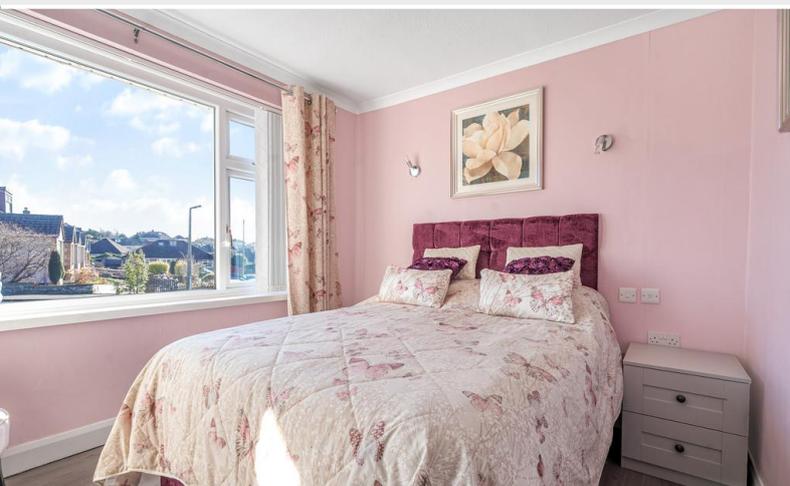
Bedroom One



Bedroom One



Bedroom Two



Bedroom Three



Shower Room

Accommodation with approximate dimensions

Entrance Hall

Living Room 15' 11" x 11' 10" (4.85m x 3.61m)

Kitchen 12' 5" x 10' 10" (3.78m x 3.3m)

Dining Room 11' 7" x 10' 4" (3.53m x 3.15m)

Downstairs Shower Room

Bedroom One 20' 4" x 9' 10" (6.2m x 3m)

Bedroom Two 15' 7" x 11' 9" (4.75m x 3.58m)

Bedroom Three 11' 9" x 9' 1" (3.58m x 2.77m)

First Floor Shower Room

Garage 19' 10" x 10' 3" (6.05m x 3.12m)

Property Information

Tenure Freehold

Council Tax Band C - Lancaster City Council

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

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

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. Entering the village take the second turning on the right on to St. Nicholas Lane. Proceed to take your second right onto Westfield Drive where you will find the property on the left hand side.

What3Words [///vintages.hiker.canines](https://www.what3words.com/vintages.hiker.canines)

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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Shower Room



Garden



Garden



Rear Views

Request a Viewing Online or Call 01524 737727

# Meet the Team

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# Westfield Drive, Bolton Le Sands, Carnforth, LA5

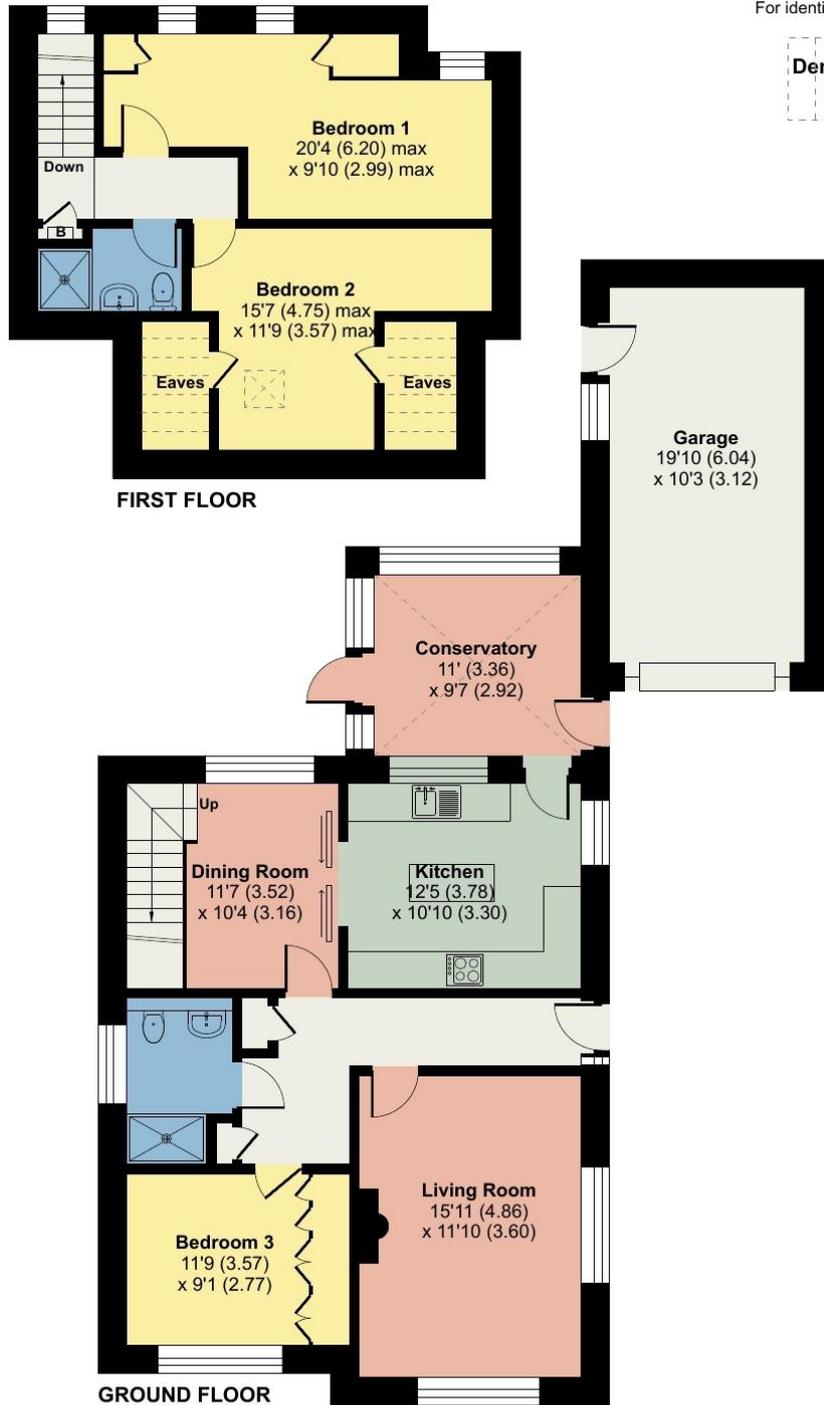
Approximate Area = 1247 sq ft / 115.8 sq m

Limited Use Area(s) = 61 sq ft / 5.6 sq m

Garage = 203 sq ft / 18.8 sq m

Total = 1511 sq ft / 140.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Hackney & Leigh. REF: 1255734

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