



Bolton Le Sands

£450,000

17 Merefell Road, Bolton Le Sands, Lancashire, LA5 8EX

Nestled in the sought-after residential area of Bolton Le Sands, 17 Merefell Road is a beautifully maintained detached bungalow offering generous living space throughout.

This well-presented home is ideal for families, with scenic countryside walks right on the doorstep and convenient access to local shops, amenities, and excellent transport links.

Quick Overview

Well Presented Detached Dormer Bungalow
Situating in the Sought After Village of Bolton
Le Sands

Four Bedrooms

Generous Rear Garden

Ample Off Street Parking and Garage

Array of Walks from your Doorstep

Perfect Family Home

Quiet Residential Area

Nearby Amenities and Transport Links

Ultrafast Broadband Available*



4



1



2



TBC



Ultrafast
Broadband



Driveway &
Garage

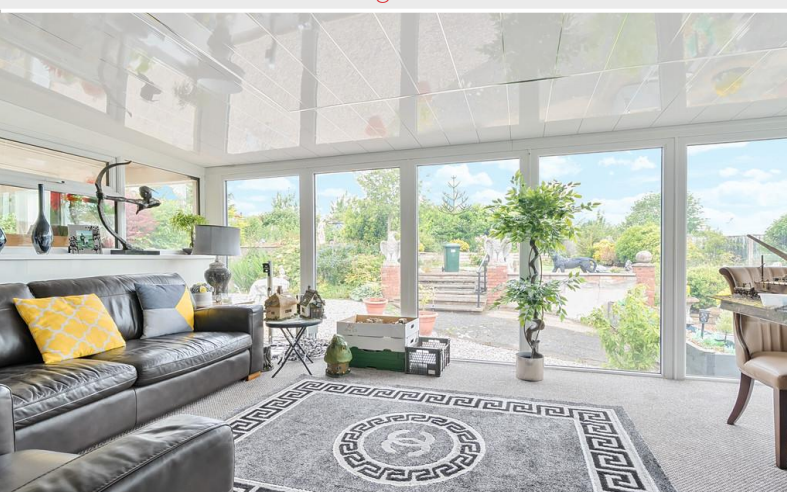
Property Reference: C2552



Entrance Hall



Living Room



Conservatory



Conservatory

Bolton Le Sands is a well-connected coastal village in Lancashire, offering a perfect blend of countryside charm and modern convenience. With easy access to the M6, excellent transport links, local amenities, a well regarded primary school and scenic coastal surroundings, it's an ideal location for both commuters and families alike.

Step into the property and you're welcomed by a spacious entrance hall, complemented by neutral, modern décor that continues throughout the home.

To the front of the property are three of the four double bedrooms, each offering a blank canvas ready to be styled to suit your needs. Positioned just beyond is the four-piece family bathroom, featuring a walk-in shower with built-in seat and handrail, wall-hung sink, toilet, and a corner jacuzzi bath, all finished with chrome fittings, grey tiled surrounds and aqua panelled walls.

Towards the rear, the kitchen is accessed via double doors and is fitted with gloss wood-effect cabinetry, complementary worktops, and a range of integrated appliances including a Hotpoint oven, AEG hob, extractor fan, and fridge freezer. A central island provides a focal point and makes the space ideal for entertaining.

The living room offers generous proportions and a welcoming feature log-burning stove. There is ample space to accommodate a dining area, while side access leads directly to the garden. The room also opens into a bright and spacious conservatory, a perfect additional living space with access onto the rear garden.

The main bedroom is located on the mezzanine level, offering a private retreat to complete the home.

Externally, the property sits on a fantastic plot, with a low maintenance paved gated driveway to the front providing off street parking, a large attached garage which would make a great storage or hobby space.

To the rear there is a well-maintained patio garden that has multiple flagged areas for outdoor dining with steps leading to a Astroturf grassed area to the rear, the garden is secluded and private with raised beds bordered with trees, shrubs and an array of flowers.



Kitchen



Kitchen



Bedroom One



Bedroom Two



Bathroom



Bathroom

Accommodation with approximate dimensions

Living Room 19' 3" x 13' 0" (5.87m x 3.96m)

Conservatory 21' 1" x 12' 2" (6.43m x 3.71m)

Kitchen Diner 16' 1" x 10' 6" (4.9m x 3.2m)

Bedroom One 17' 1" x 15' 7" (5.21m x 4.75m)

Bedroom Two 14' 5" x 12' 2" (4.39m x 3.71m)

Bedroom Three 14' 6" x 11' 7" (4.42m x 3.53m)

Bedroom Four 13' 0" x 11' 8" (3.96m x 3.56m)

Bathroom

Garage 33' 11" x 17' 0" (10.34m x 5.18m)

Property Information

Council Tax Band D - Lancaster City Council

Services Mains electricity, gas, water and drainage.

Tenure Freehold

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

Directions From Carnforth town centre, head south on Market Street (A6) towards Lancaster. Continue for approximately 1.5 miles. Upon entering Bolton-le-Sands, turn right onto Mill Lane. Proceed along Mill Lane taking your fourth right onto Merefell Road, where number 17 is located on the left-hand side.

What3Words ///cubs.glimmers.overture

Viewings Strictly by appointment with Hackney & Leigh Carnforth office.

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).



Garden



Garden



Garden



17 Merefell Road

Request a Viewing Online or Call 01524 737727

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Viewings available 7 days a week including evenings with our dedicated viewing team
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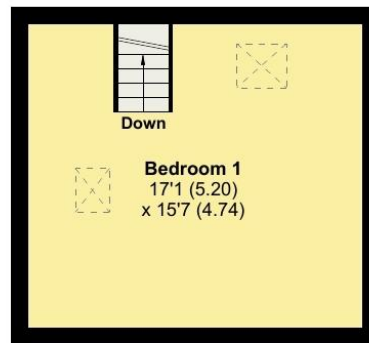
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Approximate Area = 1758 sq ft / 163.3 sq m

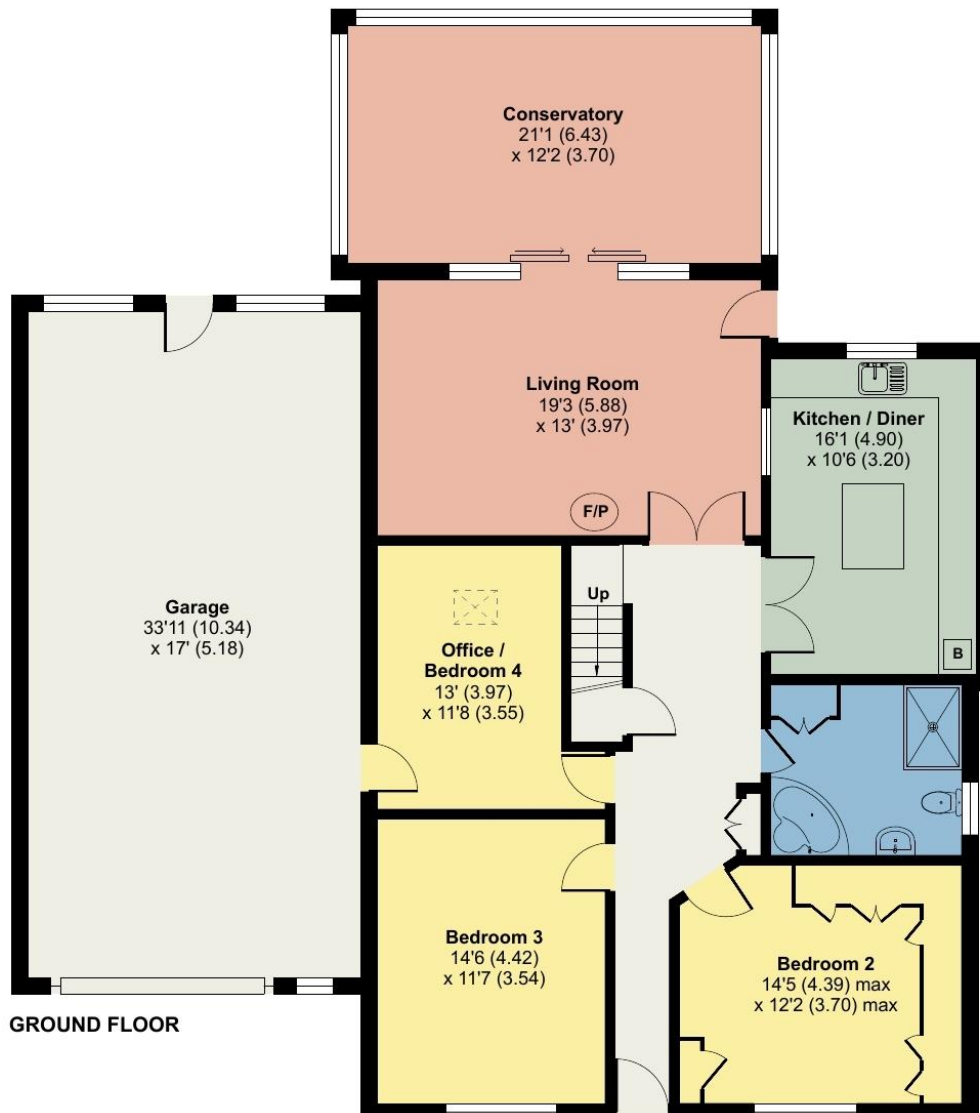
Garage = 577 sq ft / 53.6 sq m

Total = 2335 sq ft / 216.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1297273

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