



## Bolton Le Sands

£300,000

37 Church Brow, Bolton Le Sands, Lancashire, LA5 8DY

Nestled in a peaceful residential cul-de-sac in the highly sought-after village of Bolton Le Sands, this property enjoys a generous plot in a superb location just north of Lancaster and Morecambe, with both the canal and the coastline nearby.

Bolton Le Sands is a vibrant village that appeals to families, couples, and individuals alike, offering a wide range of local amenities including a popular primary school, post office, shops, and restaurants. With excellent transport links, including regular bus services, nearby Carnforth train station, and easy access to the M6 motorway.

### Quick Overview

Beautifully Presented Mid-Terraced Home  
Cul-De-Sac Location in Bolton le Sands  
Large Rear Garden  
Off Street Parking  
Modern Kitchen Dining Room, Fitted in 2023  
Perfect Family Home  
Popular Residential Location  
Perfectly Located For Canal Strolls  
Nearby Shops, Amenities and Transport Links  
Ultrafast Broadband Available\*



3



1



2



D



Ultrafast  
Broadband



Driveway

Property Reference: C2550





Entrance Hall



Living Room



Living Room



Dining Room

Tucked away at the end of a quiet cul-de-sac, this deceptively spacious home offers stylish and well-planned living accommodation throughout. Step into the bright and airy entrance hall, which leads into a beautifully upgraded open-plan breakfast kitchen. Installed in 2023, the modern kitchen boasts elegant navy shaker-style cabinetry, complemented by stylish worktops and a classic white tiled splashback finished with an array of integrated NEFF appliances.

Flowing seamlessly from the kitchen is the open-plan dining and living area, patio doors open directly onto the garden, allowing for effortless indoor-outdoor living during the warmer months. An archway leads into a cosy lounge area, complete with grey carpets and a charming log burner.

A fantastic addition to the ground floor is the added convenience of a separate utility room, offering further countertop space, plumbing for a washing machine, and access to both the rear garden and a separate WC. Adjacent to this is a further versatile room that could be used for storage purposes or be transformed into a home office, hobby room, or occasional guest bedroom.

To the first floor you'll find three generously sized and neutrally decorated bedrooms, each finished with grey carpets and offering plenty of space for furniture. Bedroom one also benefits from built-in sliding wardrobes.

Completing the first floor is a modern bathroom along with a separate additional WC across the landing – a practical feature for family living. Both spaces are finished to a high standard with contemporary fittings and chrome fixtures.

Externally, the property occupies a generous plot, with a low-maintenance paved driveway at the front. To the rear, a spacious garden framed by mature shrub borders enjoys open views over the surrounding fields, offering a peaceful and private outdoor retreat. A raised decking area seamlessly leads down to a well-designed patio, perfect for relaxing or entertaining guests.

#### Accommodation with approximate dimensions

##### Entrance Hall

**Living Room** 13' 4" x 11' 7" (4.06m x 3.53m)

**Kitchen** 14' 2" x 11' 7" (4.32m x 3.53m)

**Dining Room** 10' 2" x 7' 0" (3.1m x 2.13m)

**Utility** 4' 9" x 4' 1" (1.45m x 1.24m)

##### Ground Floor WC

**Outbuilding/Storage Room** 11' 3" x 9' 1" (3.43m x 2.77m)

**Bedroom One** 13' 4" x 13' 1" (4.06m x 3.99m)



Kitchen



Kitchen





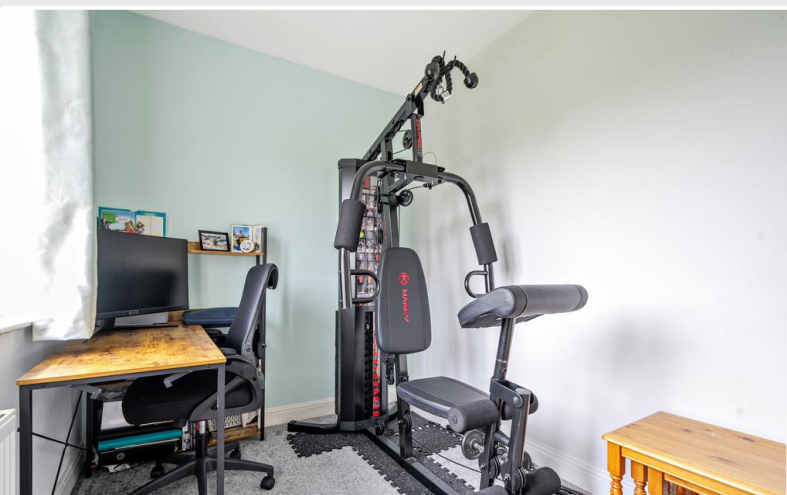
Utility



Bedroom One



Bedroom Two



Bedroom Three

**Bedroom Two** 13' 0" x 10' 0" (3.96m x 3.05m)

**Bedroom Three** 10' 4" x 6' 11" (3.15m x 2.11m)

**Family Bathroom**

**First Floor WC**

**Property Information**

**Tenure** Freehold

**Council Tax** Band B - 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 Hackney & Leigh Carnforth office, turn right and proceed north on Market Street. Turn right at the traffic lights onto Lancaster Road and continue into Bolton Le Sands. At the first set of traffic lights, bear left and continue up the hill and over the canal bridge. Proceed along Main Road and pass the church on the right. Take the left turning into Church Brow and the property can be found at the end of the cul-de-sac.

**What3Words** [///employ.triathlon.sway](https://www.what3words.com/employ.triathlon.sway)

**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).





Bathroom



Garden





Garden



Rear Garden

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## Meet the Team

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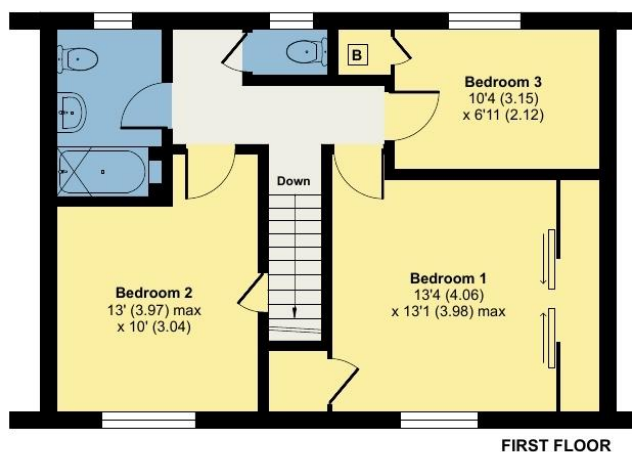
## Church Brow, Carnforth, LA5

Approximate Area = 993 sq ft / 92.2 sq m

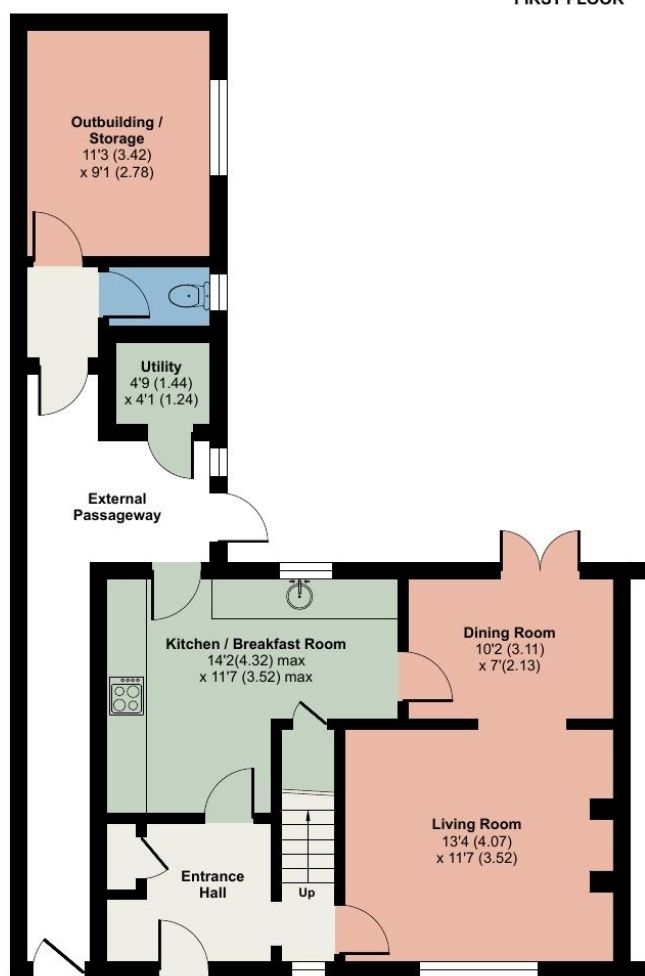
Outbuildings = 158 sq ft / 14.6 sq m

Total = 1151 sq ft / 106.8 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). © nchecon 2025. Produced for Hackney & Leigh. REF: 1301375

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