



Bolton Le Sands

£225,000

11 Whin Drive, Bolton Le Sands, Carnforth, LA5 8DB

Situated in the highly sought-after village of Bolton-le-Sands, this three-bedroom semi-detached home provides an ideal setting for family living. With a generous driveway, detached garage, and well-maintained gardens, 11 Whin Drive enjoys a prime location just a short distance from local schools, shops, pubs, and beautiful countryside and canal-side walks.

Quick Overview

- Semi-Detached Family Home
- Enclosed Front Porch & Welcoming Hallway
- Two Double Bedrooms
- Fitted Kitchen with Storage
- Multiple Reception Rooms
- Front & Rear Gardens
- Desirable Village Location
- Close to Local Amenities
- Spacious Driveway & Detached Garage
- Ultrafast Broadband



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Ultrafast
Broadband



Off Road
Parking

Property Reference: C2591



Living Room



Snug/Dining Room



Kitchen



Bathroom

Step inside via the enclosed front porch into a wide, welcoming hallway. To the front of the home, a bright and spacious living room enjoys views over the front garden, providing the perfect space for family relaxation. This leads through to a second reception room, ideal as a snug or dining area, offering flexibility for modern family living and overlooking the rear garden.

The kitchen is fitted with a range of wall and base units, a stainless steel sink with drainer, four-ring gas hob, integrated oven, and space for a washing machine. The Vaillant boiler is wall-mounted in the kitchen and a handy under-stair pantry provides additional storage.

Upstairs, the property offers two double bedrooms, one overlooking the front of the home and the other enjoying views of the rear garden. The third bedroom is a single with a side aspect, ideal for use as a nursery or home office, currently used as a dressing room. The family bathroom is fitted with a built-in bath, WC, and washbasin.

Externally, the property benefits from excellent outdoor space. A large driveway provides off-road parking for multiple vehicles, a low maintenance front garden is the perfect space for potted plants .

To the rear, a spacious garden features mature trees, planted borders, a lean-to greenhouse, and a detached garage, offering plenty of scope for outdoor living, play or even further development (subject to relevant planning consents).

Accommodation with approximate dimensions

Entrance Porch 3' 7" x 9' 8" (1.09m x 2.95m)

Living Room 17' 3" x 11' 3" (5.26m x 3.43m)

Snug/Dining Room 8' 0" x 10' 9" (2.44m x 3.28m)

Kitchen 10' 1" x 7' 2" (3.07m x 2.18m)

Bedroom One 11' 11" x 11' 3" (3.63m x 3.43m)

Bedroom Two 10' 3" x 11' 2" (3.12m x 3.4m)

Dressing Room/Bedroom Three 6' 0" x 7' 1" (1.83m x 2.16m)

Bathroom 6' 6" x 7' 0" (1.98m x 2.13m)

Garage

Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water and electricity.

Council Tax Band C - Lancaster City Council.

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

Directions From the Hackney & Leigh Carnforth office, turn right onto Market Street, at the traffic lights, turn right onto Lancaster Road A6. Continue down the A6 toward Bolton Le Sands for approximately 1 mile before turning left into Whin Grove, once turned into Whin Grove, turn left immediately onto Whin Drive, the property is 3/4 of the way down on the right.

What3Words ///filled.gossiping.gourmet

Viewings Strictly by appointment with Hackney & Leigh.



Bedroom One



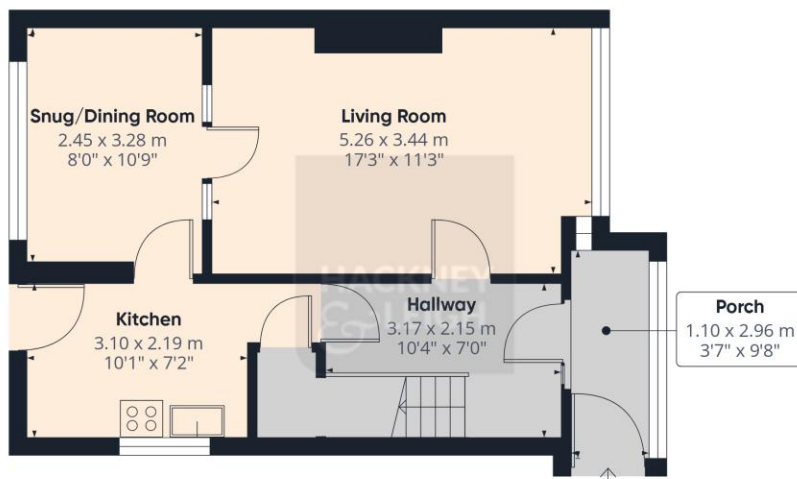
Bedroom Two



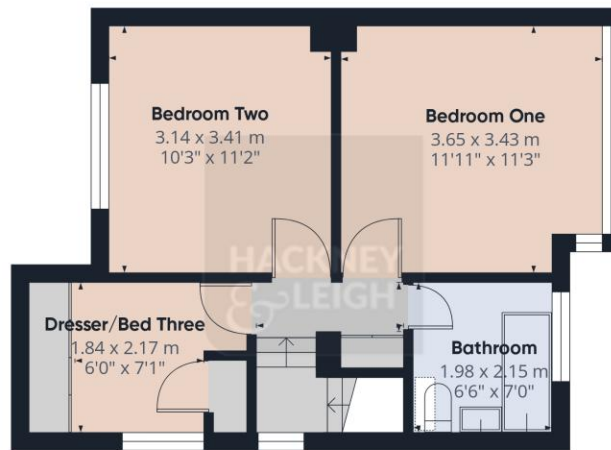
Dressing Room/Bedroom Three



Rear Garden



Floor 0



Floor 1



Approximate total area^m
81.2 m²
873 ft²

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 16/10/2025.

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