



## Warton

£475,000

Lords Lot View, Back Lane, Warton, Carnforth, LA5 9QU

This property truly has it all. Situated in the highly sought-after village of Warton, it offers generous living space and tasteful décor throughout. A perfect family home, it's just a short walk from the village school, local pubs and the popular brewery.

The surrounding area is ideal for those who love the outdoors, with a variety of scenic walks right on the doorstep, including the stunning Warton Crag, known for its spectacular views.

### Quick Overview

- Charming Family Home
- Three Double Bedrooms
- Picturesque Village Setting
- Popular Residential Location
- Enclosed Rear Patio Garden
- Close To Excellent Transport Links
- Off Street Parking And Garage
- Array Of Countryside Walks On The Doorstep
- Close To Local Market Town Amenities
- Superfast Broadband available\*



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Superfast  
Broadband\*



Off Street Parking

Property Reference: C2600



Kitchen



Kitchen



Living Room



Snug

The tranquil village of Warton sits just moments from the beautiful Warton Crag Nature Reserve, offering a vast array of walking routes right on the doorstep. The village enjoys a busy and active community, featuring two popular public houses, a local brewery, and a well-regarded pre-school and primary school, two churches and active WI.

Warton also benefits from excellent access to the nearby market town of Carnforth, which provides a wide range of amenities including local shops, supermarkets, a secondary school, doctors, a dentist, and a convenient West Coast railway station. The area also offers quick and easy road links, with the M6 motorway reachable within minutes and Warton is on a bus route to Carnforth and Lancaster.

Step into this spacious family home through a bright, welcoming entrance hall, offering direct access to the kitchen, living room and garage. To the left, the generous living room features two front-aspect window and a stunning feature fireplace with wood burning stove, creating a warm and inviting space to relax after a long day, with a convenient and stylish wall unit for extra storage. An integrated office area makes this room as practical as it is cozy. The ground floor enjoys an easy, wraparound flow ideal for family living.

Continuing toward the rear of the property, the kitchen is fitted with ample wall and base units, a large freestanding cooker, and plenty of storage. There is room for a dining table, and the adjoining utility room adds further convenience. The kitchen leads back to the entrance hall where you'll find a handy downstairs WC. Beyond the kitchen, a second seating area offers the perfect daytime snug, reading corner, or alternative dining space, with direct access to the rear garden.

Upstairs, you'll find three well-proportioned double bedrooms. Bedroom one features two front-aspect windows, integrated wardrobes, an en-suite with shower enclosure, WC and vanity sink, and a private balcony terrace with lovely views. Bedroom Two is another generous double with built-in storage and its own en-suite bathroom, complete with shower enclosure and vanity sink, plus a rear-aspect window. Bedroom Three is a spacious double with integrated storage and a rear-aspect outlook. The family bathroom includes a fitted bath with over head shower, hand wash basin and low level W.C.

Externally, the property boasts a charming raised, flagged garden that wraps around the home for excellent accessibility. A shed provides useful storage, while the delightful summer house with electric connected, offering a peaceful spot to relax with a book or enjoy the sunshine. The outdoor space is ideal for al fresco dining and summer play. Off-road parking is available, and the single garage provides further storage, space for an additional car, or potential for a home gym.

Lords Lot View is a desirable and versatile family home with so much to offer.



Living Room



Snug



Bathroom



Bedroom Three



Bedroom Two



Bedroom One

#### Accommodation (with approximate dimensions)

Entrance Hall 10' 7" x 5' 7" (3.23m x 1.7m)

Living Room 18' 8" x 17' 7" (5.69m x 5.36m)

Office 9' 10" x 5' 5" (3m x 1.65m)

Kitchen 14' 2" x 15' 8" (4.32m x 4.78m)

Snug 26' 8" x 5' 4" (8.13m x 1.63m)

Utility Room 7' 10" x 6' 0" (2.39m x 1.83m)

Bedroom One 11' 9" x 11' 7" (3.58m x 3.53m)

En-Suite 6' 2" x 5' 4" (1.88m x 1.63m)

Bedroom Two 9' 6" x 12' 9" (2.9m x 3.89m)

En-Suite 4' 7" x 4' 1" (1.4m x 1.24m)

Bedroom Three 17' 8" x 9' 10" (5.38m x 3m)

Bathroom 6' 5" x 5' 6" (1.96m x 1.68m)

Garage 17' 10" x 10' 0" (5.44m x 3.05m)

#### Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Lancaster City Council - Band E.

Services Mains gas, water and electricity. Superfast Broadband Available.

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 office leave Carnforth on Warton Road and proceed straight on into the village of Warton. Continue through the village passing The Shovel Inn on the right, and The George Washington on the left. Take the next right turning into Borwick Lane and the first right onto Back Lane. Follow the lane down and the property is opposite the primary school on the right hand side.

What3Words ///scan.range.blueberry

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Bedroom One



Bedroom Two



Garden/Summer house



Garden

Request a Viewing Online or Call 01524 737727

## Meet the Team

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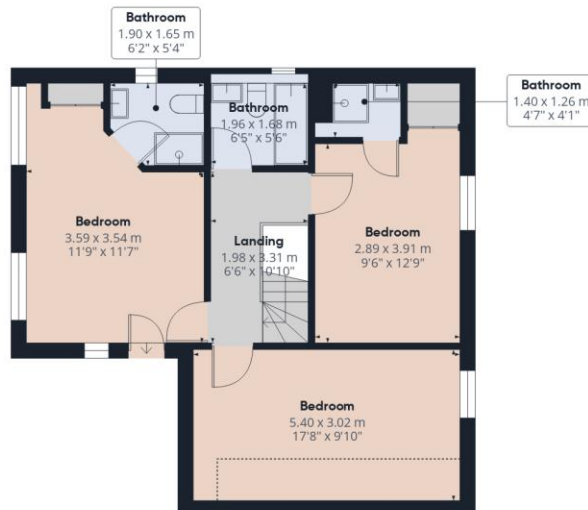


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Floor 0



Floor 1



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