



29 Broadlands Drive,
Bolton Le Sands, Carnforth,
LA5 8BH

29, Broadlands Drive, Bolton Le Sands, Carnforth

The property at a glance 3 1 2

- Stunning Semi Detached Property
- Boasting Breathtaking Views Across To Morecambe Bay
- Two Reception Rooms & Three Bedrooms
- Stylish Kitchen Diner
- Extensive Rear Garden
- Driveway & Garage
- Tenure: Freehold
- Property Band: C
- EPC: E
- Sought After Residential Location

R&B
ESTATE AGENTS

GET IN TOUCH TODAY
01524 889000
lancaster@rbestateagents.co.uk
www.rbstateagents.co.uk

£490,000

Get to know the property



Situated in the charming area of Broadlands Drive, Bolton Le Sands, this stunning semi-detached property offers a delightful blend of comfort and style. With incredible views across to Morecambe Bay, this home is perfect for those who appreciate natural beauty and serene surroundings.

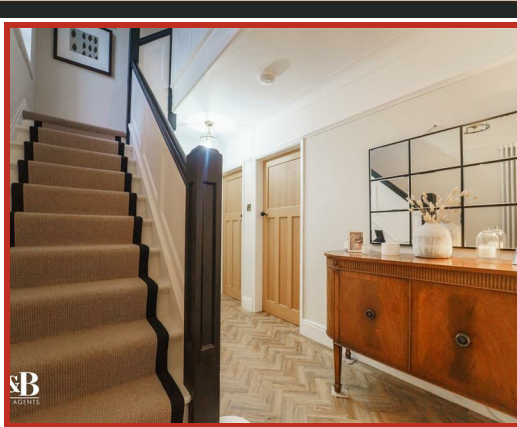
Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The stylish kitchen diner is a true highlight, featuring uninterrupted views that allow you to enjoy the picturesque scenery while preparing meals or hosting gatherings. This well-designed space is ideal for family life and social occasions alike.

The property boasts three well-proportioned bedrooms, ensuring plenty of room for family members or guests. The bathroom is conveniently located, catering to the needs of the household with ease.

Outside, the generous garden overlooks the tranquil Hest Bank canal, offering a peaceful retreat for outdoor activities or simply enjoying the fresh air. The property also includes parking for two vehicles, adding to the convenience of this lovely home.

In summary, this semi-detached house on Broadlands Drive is a remarkable opportunity for anyone seeking a comfortable family home with stunning views and a welcoming atmosphere. Don't miss the chance to make this beautiful property your own.





Entrance

UPVC double glazed French door to vestibule.

Vestibule

Tiled floor, original 1930's stain glass door to hall.

Hall

Vertical central heating radiator, picture rail, luxury vinyl tile flooring throughout ground floor, door to reception rooms, utility and stairs to first floor.

Reception Room 1

UPVC double glazed bay window, central heating radiator, open fireplace, luxury vinyl tile flooring, picture rail. coving.

Reception Room 2

Central heating radiator, open fireplace, picture rail, integrated storage, luxury vinyl tile flooring, opening through to kitchen.

Kitchen

Feature skylight, central heating radiator, ceramic sink with mixer tap, integrated fridge freezer, free standing range oven, dishwasher, 5 ring electric hob, wall and base units with quartz worktops, wood panel elevation, luxury vinyl tile flooring, UPVC double glazed glazed bi fold door to rear.

Utility

UPVC double glazed bay window, vertical central heating radiator, ceramic sink with mixer tap, wall and base units, laminate worktops, luxury vinyl tile flooring, UPVC double glazed door to rear, door to WC.

WC

UPVC double glazed window, low basin WC, vanity wash basin with mixer tap, part tiled elevation, spotlighting, luxury vinyl tile flooring.

Landing

UPVC double glazed window, loft access, door bedrooms 1,2,3 and bathroom.

Bedroom 1

UPVC double glazed bay window, central heating radiator, spotlighting.

Bedroom 2

UPVC double glazed bay window, central heating radiator, spotlighting.

Bedroom 3

UPVC door, central heating radiator, spotlighting.

Bathroom

UPVC double glazed window, central heating radiator, low basin WC, ball and claw roll top bath with traditional taps, direct feed shower with mixer and rinse head, pedestal wash basin, part tiled elevation, spotlighting, part tiled elevation, porcelain tiles.

Rear Garden



29 Broadlands Drive,
Bolton Le Sands, Carnforth,
LA5 8BH



29 Broadlands Drive, Bolton Le Sands, Carnforth, LA5 8BH



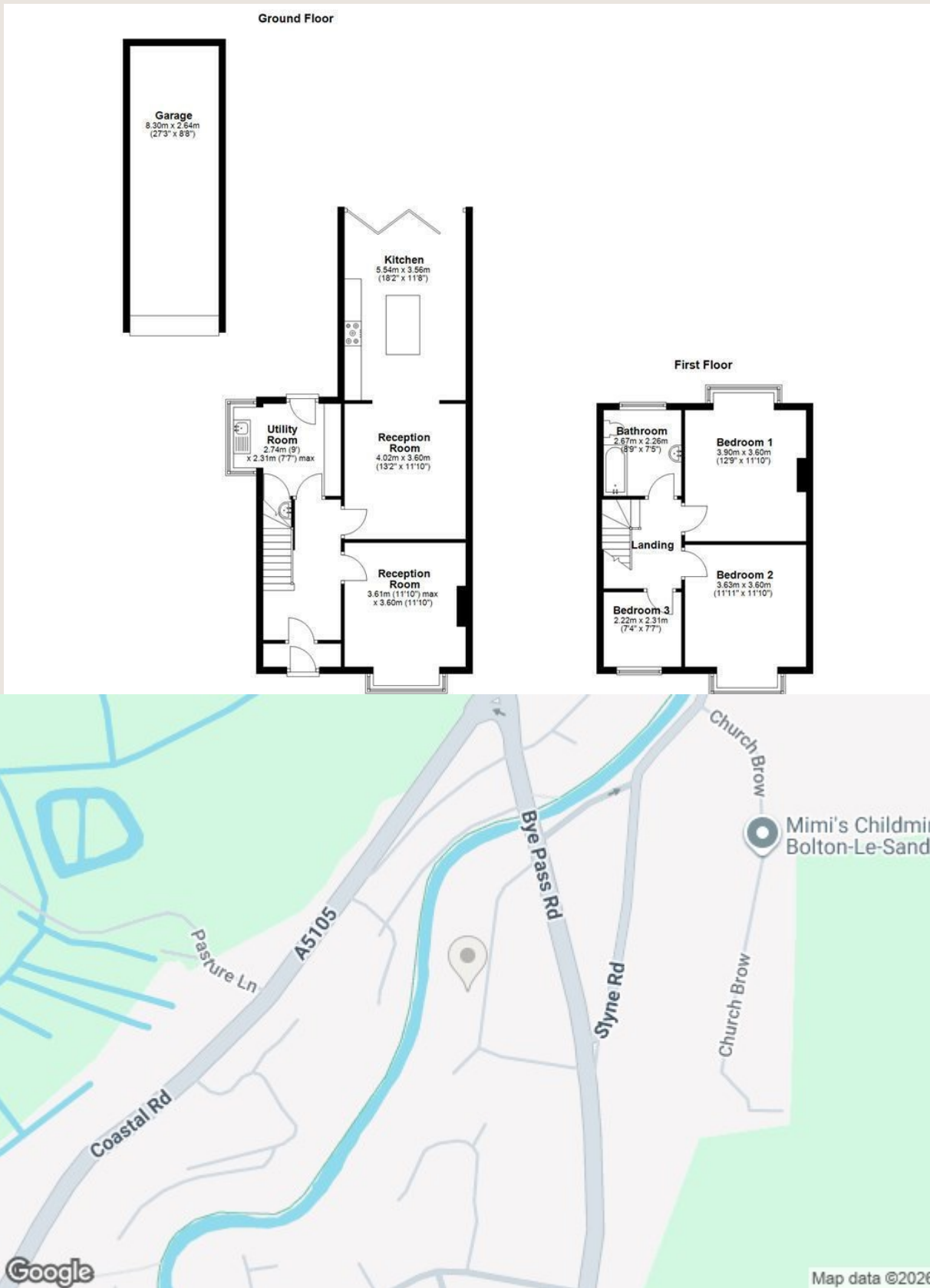
GET IN TOUCH TODAY

01524 889000

lancaster@rbestateagents.co.uk

www.rbestateagents.co.uk

Take a nosey round



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A			81
(81-91) B			
(65-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		54	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	