



## Bolton Le Sands

£450,000

25 Windermere Road, Bolton Le Sands, Carnforth, LA5 8LL

Designed with modern family living in mind, this wonderful home offers spacious and versatile accommodation that can adapt to every stage of family life. At its heart is a stylish and contemporary kitchen-diner, providing the perfect space for busy mornings, family meals, and entertaining friends and loved ones.

Outside, the generous rear garden offers plenty of room for children to play, summer gatherings, and relaxing with the family, all while enjoying picturesque views across the surrounding fields. Combining village charm, flexible living space, and a stunning outdoor setting, 25 Windermere Road presents a fantastic opportunity to create lasting family memories in a place you'll be proud to call home.

### Quick Overview

Detached Family Home

Four Double Bedrooms

Spacious Kitchen Diner

Two Bathrooms

Garage With Workshop Space

Balcony with Views

Generous Garden

Sought After Location

Local Amenities And Transport Links

Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Off Street  
Parking

Property Reference: 40720



Hallway



Living Room



Dining Room



Dining Area

Welcome to 25 Windermere Road. Step inside and you are greeted by a light and welcoming entrance hallway, setting the tone for the beautifully presented accommodation throughout.

The living room is a bright and airy space, perfect for relaxing with family and friends. A feature gas fire creates a cosy focal point, while French doors open onto a balcony overlooking the garden, allowing natural light to flood the room and providing a wonderful spot to enjoy the peaceful surroundings.

To the rear of the property is the spacious kitchen-diner, designed with modern family living in mind. The sleek, handleless white kitchen offers an abundance of wall and base units, complemented by stylish worktops and integrated appliances including a fridge freezer, oven, microwave and electric hob, with additional space for further freestanding appliances. A door from the kitchen provides direct access to the garden, making indoor-outdoor living effortless during the warmer months. The dining area is equally impressive, featuring useful storage, a charming feature fireplace and plenty of room for a family dining table, creating the perfect setting for everyday meals and entertaining alike.

Completing the ground floor is a contemporary shower room, fitted with a corner shower cubicle, vanity wash hand basin and WC.

Stairs rise from the dining area to a spacious first-floor landing, flooded with natural light from Velux windows. There is a versatile area on the landing that would make an ideal reading nook, study space or home office.

The property offers four well-proportioned double bedrooms, providing ample space for growing families. The principal bedroom is a generous double with plenty of room for additional furniture, while the second bedroom benefits from built-in wardrobes. Serving the bedrooms is a stylish family bathroom, fitted with a four-piece suite comprising a bath, walk-in shower, vanity unit with wash hand basin and WC. Bedrooms three and four are also double rooms and are positioned downstairs to the front of the property.

Externally, the property continues to impress. To the front, there is a driveway providing off-road parking, alongside decorative stone chippings that create an attractive space for potted plants and seasonal displays. Steps lead down to the front entrance. To the rear, the balcony leads down to a patio seating area, perfect for outdoor dining and entertaining. Beyond this lies a generous lawned garden with attractive slate-chip borders, offering plenty of space for children to play and families to enjoy the outdoors. The garden backs onto open fields, providing delightful views and a real sense of tranquillity. A garage and adjoining workshop space complete this fantastic outdoor offering, ideal for storage, hobbies or those in need of additional practical space.



Living Room



Kitchen



Family Bathroom



Bedroom Three



Bedroom Four



Bedroom Two

Combining generous living accommodation, modern finishes and a wonderful family-friendly setting, 25 Windermere Road is a home that offers both comfort and versatility in equal measure.

If you are looking for a beautifully presented, four bedroom detached home in a sought after village location then look no further.

#### Accommodation with approximate dimensions

- Living Room 19' x 11' 10" (5.79m x 3.61m)
- Dining Area 17' 5" x 11' 10" (5.31m x 3.61m)
- Kitchen 8' 10" x 11' 10" (2.69m x 3.61m)
- Bedroom One 15' 5" x 12' 2" (4.7m x 3.71m)
- Bedroom Two 9' 10" x 15' 1" (3m x 4.6m)
- Bedroom Three 11' 6" x 11' 10" (3.51m x 3.61m)
- Bedroom Four 9' 6" x 11' 10" (2.9m x 3.61m)
- Office Space 5' 7" x 11' 6" (1.7m x 3.51m)
- Garage 19' x 9' 10" (5.79m x 3m)
- Workshop 7' 7" x 9' 10" (2.31m x 3m)
- Balcony 9' 2" x 10' 10" (2.79m x 3.3m)

#### Property Information

Council Tax Lancaster City Council - Band D.

Tenure Freehold (Vacant possession upon completion).

Services Mains electricity, water and drainage.

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 in Carnforth, turn right at the traffic lights onto Lancaster Road, follow the road out, proceed straight over the mini roundabout, and enter into Bolton Le Sands. Pass the turning to Mill Lane on the right hand side, keep going a little way along, and take the right hand turning into St Michaels Lane. Turn left into Coniston Road and follow the road down Windermere Road is the next turning on your right and number 25 can be located by our for sale sign.

Viewings Strictly by appointment with Hackney & Leigh Carnforth office.

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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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Bedroom One



Views From Balcony



Garden



Garden

Request a Viewing Online or Call 01524 737727

## Meet the Team

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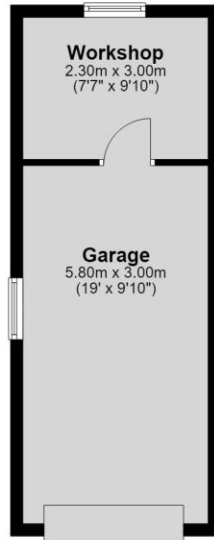


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### Ground Floor

Approx. 121.7 sq. metres (1309.7 sq. feet)  
(excluding Balcony)



### First Floor

Approx. 56.1 sq. metres (603.8 sq. feet)



Total area: approx. 177.8 sq. metres (1913.5 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:  
Plan produced using PlanUp.

**25 Windermere Road, Bolton Le Sands**

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