

9, Croftland Gardens, Bolton Le Sands, Carnforth

The property at a glance

4 2 2

- Impressive Detached Family Home
- Four Bedrooms, Bathroom & En-Suite
- Kitchen/ Diner & Utility
- Spacious Lounge & Conservatory
- Garage & Driveway
- Beautiful Rear Garden
- Sought After Location
- Tenure: Freehold
- Council Tax Banding: F
- EPC: C

GF Property Sales and Lettings

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£450,000

Get to know the property





Nestled in the desirable area of Croftland Gardens, Bolton Le Sands, this charming detached house presents an excellent opportunity for families seeking a comfortable and inviting home. The property boasts a beautiful and spacious reception room, perfect for relaxing or entertaining guests. The open plan kitchen, fitted with modern appliances, seamlessly flows into the dining area, creating a warm and welcoming atmosphere. Additionally, a separate utility room and a convenient downstairs w/c enhance the practicality of this delightful home.

With four well-proportioned bedrooms, this residence is ideal for family living. The main bedroom features an en suite bathroom, providing a private retreat, while a three-piece family bathroom suite caters to the needs of the household.

Step outside to discover a private rear garden, a true sun trap that offers a peaceful space for outdoor enjoyment, whether it be for gardening, play, or simply soaking up the sun.

The location is particularly advantageous, with excellent schools, local amenities, and great transport links all within easy reach. This property is not just a house; it is a wonderful family home in a community that offers both convenience and charm. Don't miss the chance to make this lovely property your own.

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.









Hall

UPVC double glazed window, smoke alarm, coving, wood double glazed frosted door, central heating radiator, door to WC, reception room and kitchen, karndean flooring.

Reception Room

UPVC double glazed window, central heating radiator, coving, fireplace, karndean floor.

WC

Extractor fan, half tile walls, central heating radiator, dual flush WC, pedestal wash basin with traditional taps, Karndean floor.

Kitchen

3 x UPVC double glazed windows, central heating radiator, coving, 6 x spot light points, shaker style wall and base units, laminate worktops, extractor hood, range cooker, 5 ring gas hob with electric oven, stainless steel sink, breakfast bar, plumbing for dishwasher, space for fridge freezer, Karndean floor, door to utility, UPVC double glazed French doors to conservatory.

Utility

Central heating radiator, extractor fan, saker wall and base units, laminate worktops, stainless sink with mixer tap, plumbing for washing machine, Karndean floor, door to garage.

Garage

UPVC double glazed frosted window, UPVC double glazed window, frosted door to rear, electric up and over door, Glow-worm boiler, space for dryer.

Conservatory

11 x UPVC double glazed windows, ceiling fan, tile floor, UPVC double glazed French door to rear.

Landing

UPVC double glazed window, central heating radiator, smoke alarm, lost access, doors to bedrooms 1, 2, 3, 4 and bathroom, airing cupboard, stairs to ground floor.

Bathroom

Central heating radiator, 3 x Spotlight points, extractor fan, fully tiled walls, pedestal sink with mixer tap, jewel flush WC, corner panel bath with jet mixer tap and rinse head, lino floor.

Bedroom 1

UPVC double glazed window, central heating radiator, built wardrobes, laminate floor, door to en-suite.

En-Suite

UPVC double glazed frosted window, extractor fan, central heating radiator, full tile walls, jewel flush WC, pedestal sink with traditional taps, direct feed shower cubicle, Lino floor.

Bedroom 2

2 x UPVC double glazed windows, 2 x central heating radiators.

Bedroom 3

UPVC double glazed window, central heating radiator, built in wardrobe and overhead storage.

Bedroom 4

UPVC double glazed window, central heating radiator.

Front

Flowerbeds, flagged path, block paved driveway, leading to garage.

Rear

Paving, laid to lawn, stones, flower bay, mature shrubs.





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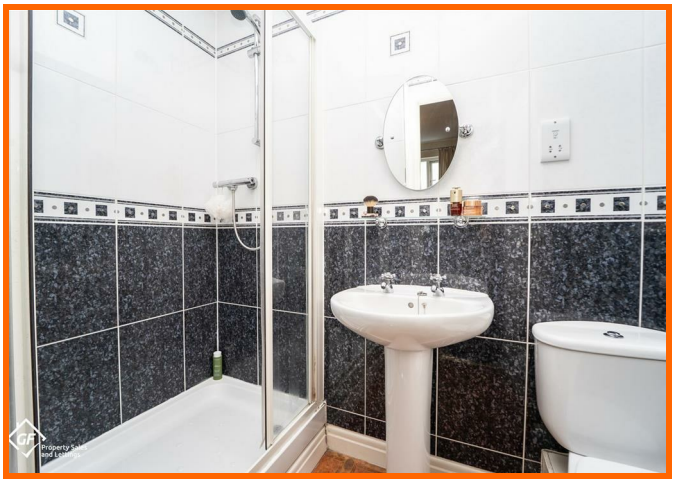






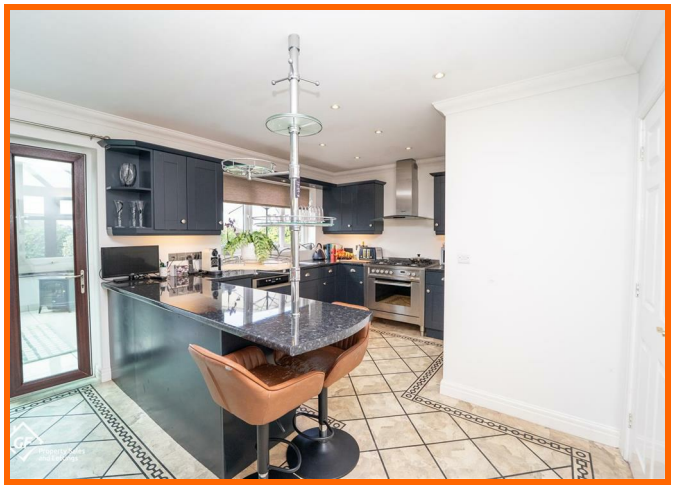


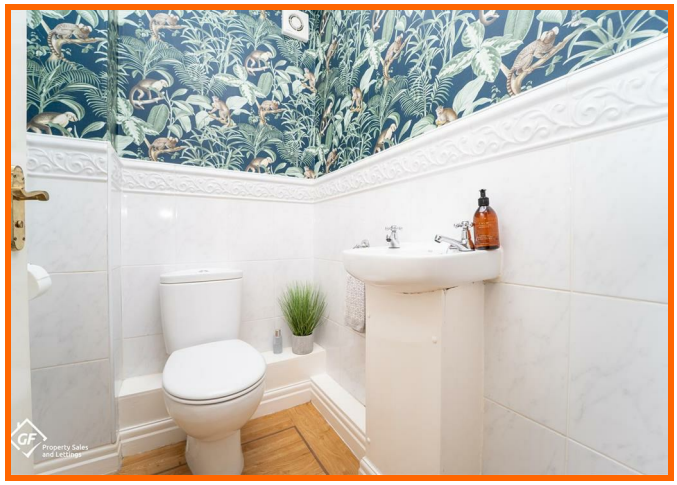






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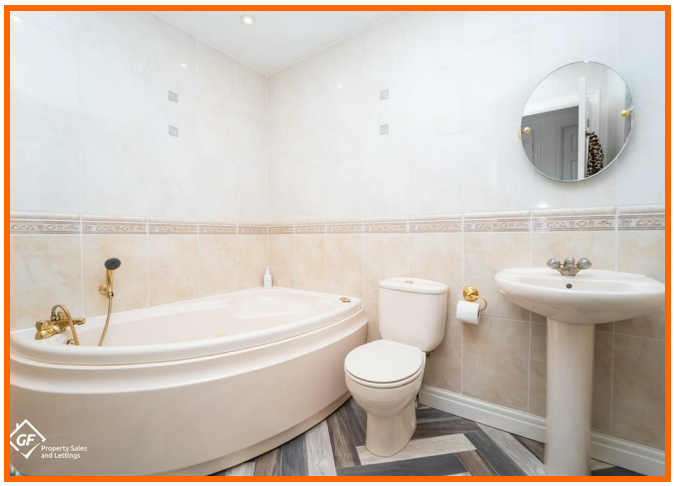












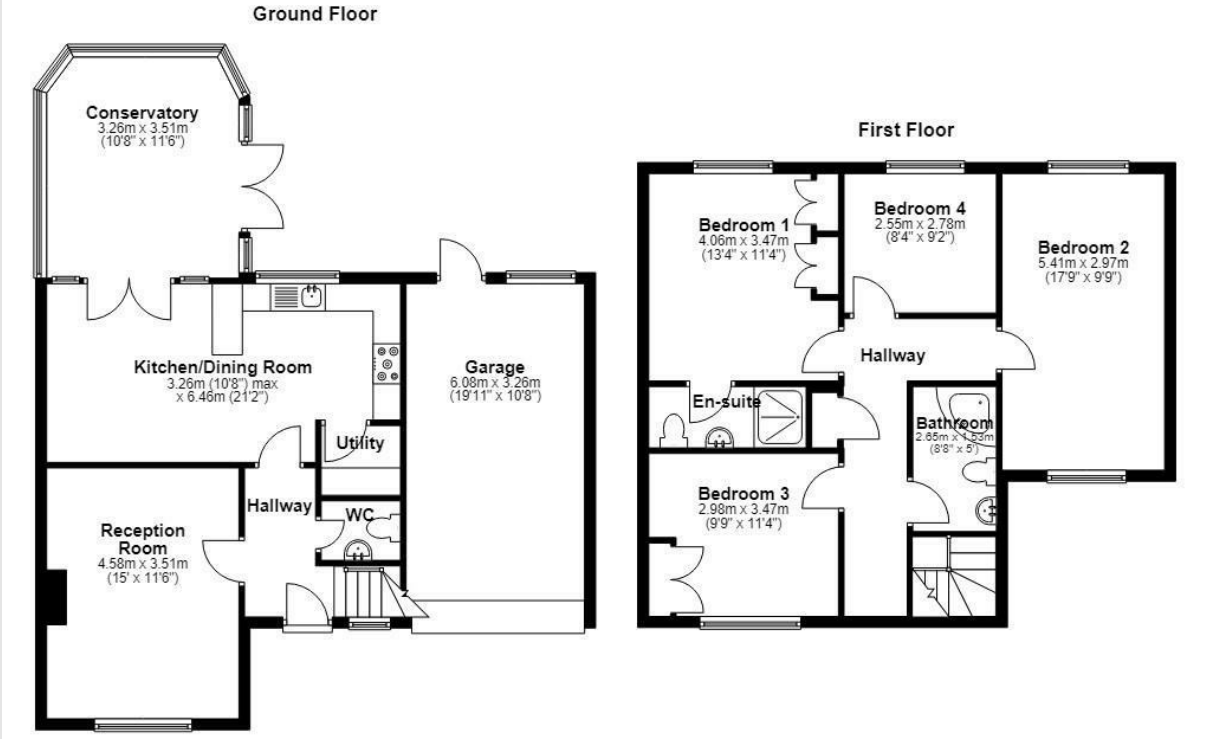
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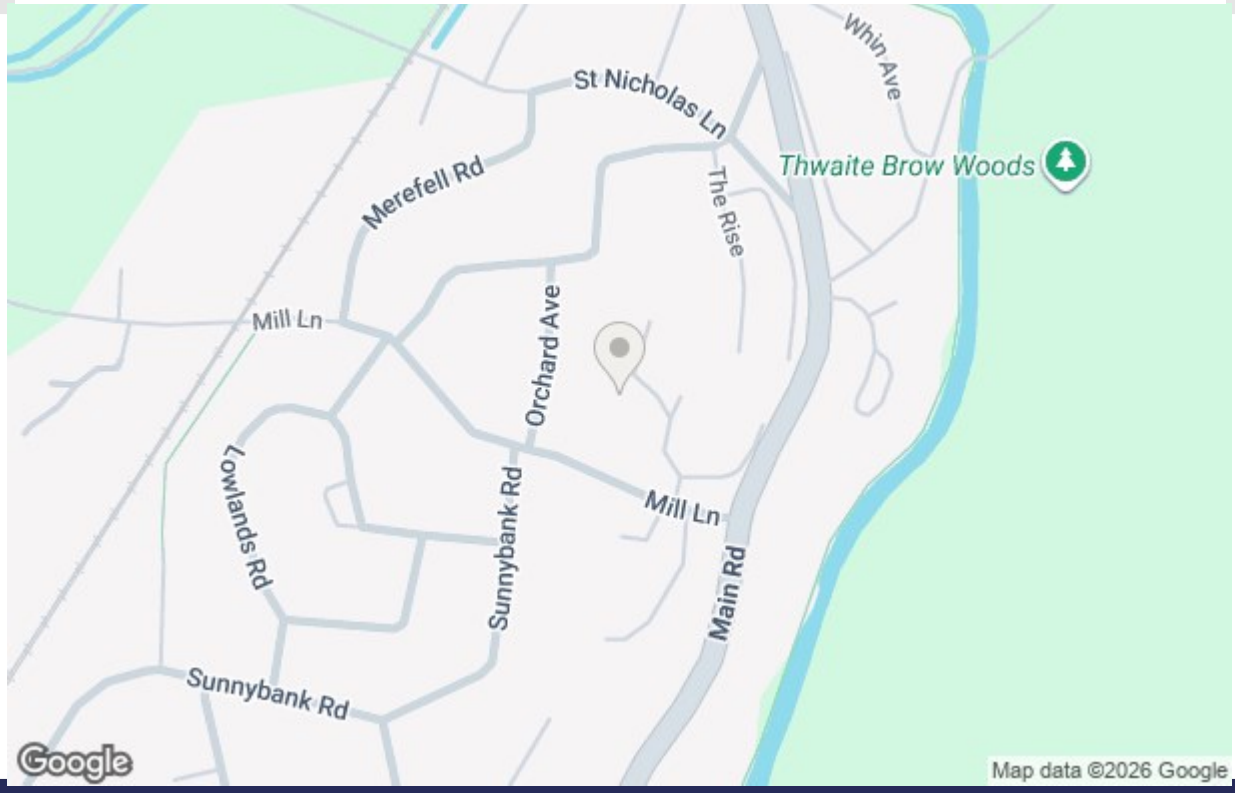
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