MIGHTYHOUSE
ESTATES

https://www.mightyhouse.co.u

23 Windermere Road, Bolton Le Sands, LA5 8LL

£315,000

The Property Ombudsman

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Detached two-bedroom bungalow situated at the end of a quiet cul-de-sac, offering generous gardens and wonderful open views.
Although in need of modernisation, the property provides flexible and well-proportioned accommodation throughout. This includes two double bedrooms, a shower room, a spacious lounge opening into a dining area, and a conservatory overlooking the garden. A kitchen and separate utility room further enhance the layout, making it an ideal opportunity for buyers looking to update, extend, or reconfigure to suit their own requirements.
A standout feature is the substantial loft room, accessed via a sturdy pull-down ladder. This impressive space offers excellent potential to create additional bedrooms or living accommodation, subject to the necessary consents.
Externally, the property benefits from well-maintained, generous gardens, along with a garage and useful under-house storage or workshop areas.
The Location – Windermere Road is a peaceful residential street on the edge of Bolton-le-Sands, a highly desirable village just north of Lancaster. The property enjoys a tranquil setting with views towards the surrounding countryside and nearby coastline, while remaining within easy reach of local shops, schools, and amenities. Excellent transport links, including convenient access to the M6, make commuting straightforward, and the village and coastline provide a range of leisure opportunities.
No Onward Chain

Entrance Vestubule

Tiled floor, door to hallway.

Hallway

Carpeted floor, radiator, access to the loft.

Loft Room

An enormous loft room with a pull down ladder, double glazed Velux windows, under eaves storage, carpeted floor, radiator.

Lounge

Double glazed siding doors to the conservatory, carpeted floor, radiator.

Dining Room

Double glazed window to the rear, carpeted floor, radiator.

Conservatory

Wonderful views over the garden and rolling countryside, carpeted floor, radiator.

Kitchen

Double glazed window and door to the utility room, range of matching wall and base units, four ring gas hob and extractor hood, electric oven, stainless steel sink, dishwasher, serving hatch, radiator.

Utility rooom

Double glazed windows to the rear

and side, double glazed door to the garden, plumbing for washing machine, storage cupboard.

Bedroom One

Double glazed window to the front, built in wardrobes, carpeted floor, radiator.

Bedroom Two

Double glazed window to the front, built in wardrobes, carpeted floor, radiator.

Shower Room

Double glazed frosted window to the side, shower cubicle with thermostatic shower, heated towel rail, built in cupboard housing the ideal combi boiler, heated towel rail, wash hand basin, W.C.

Outside

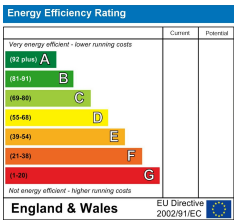
Off-road parking to the front provides access to the garage, alongside a small garden with raised flower beds.
To the rear, the property boasts a wonderful, well-established garden with wonderful views over rolling countryside. It features a variety of plants, trees, and shrubs, along with a lawn and patio areas ideal for outdoor use. A greenhouse and an array of fruit trees further enhance this attractive space. A door also provides access to useful under-house storage rooms, water tap and door leading back to the front of the property.

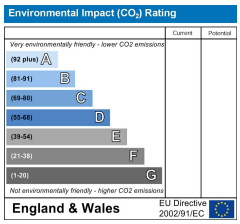
Garage

Up & Over Door

Useful Information

Tenure Freehold
Council Tax Band (D) £2,503
No Onward Chain
Extended to the side to create a utility room and porch.
Boiler 8yrs old.





Approximate total area[1]

891 ft²

82.7 m²

(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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