

# Deceptively spacious dormer bungalow



**R&B**  
ESTATE AGENTS

5 Keats Avenue, Bolton Le Sands,  
Carnforth, LA5 8HH

5, Keats Avenue, Bolton Le Sands, Carnforth

## The property at a glance 5 2 2

- Spacious Semi Detached Property
- Five Bedrooms with good adaptability
- Reception Room and additional dining room
- Spacious Kitchen
- High EPC rating
- Upstairs Bathroom & Downstairs Shower Room
- Driveway & Gardens Front & Rear
- Tenure: Freehold
- Property Band: C
- EPC: B

**R&B**  
ESTATE AGENTS

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

**£285,000**

# Get to know the property



Situated on Keats Avenue, Bolton Le Sands, this deceptively spacious semi-detached dormer bungalow offers an excellent opportunity for families seeking a spacious, versatile and comfortable home. Boasting five well proportioned bedrooms this property has ample space for both relaxation and privacy. The two bathrooms ensure household routines run smoothly catering to the needs of a busy household.

The home has found two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings, and the centrally located kitchen facilitates family cohesion while preparing meals. The layout is designed to provide a warm and welcoming atmosphere, making it an ideal setting for creating lasting memories.

Outside, the low maintenance garden offers a serene patio space, mature flower beds, greenhouse and rooftop vegetable garden. There is also a work shop and outdoor storage with power. The Front driveway provides convenient off street parking for two vehicles

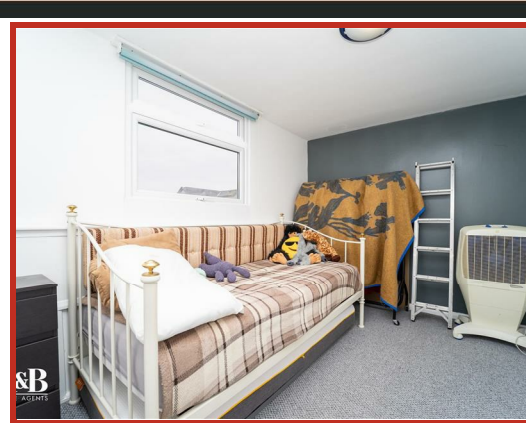
The property is close to local amenities, schools, parks and Morecambe Bay shoreline with the ever changing Lakeland views, making it a perfect choice for those looking to settle in a friendly and convenient community. Bolton le Sands is a busy village between Carnforth, Morecambe and Lancaster and boasts pleasant pubs, restaurants, and other village amenities.

With it's generous living space and practical features, the house is a wonderful place to call home and really must be viewed to understand the space on offer.

**\*\*When an offer is accepted, all buyers will be required to complete a 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 a memorandum of sale can be issued.\*\***

For further information, please contact the office at your





### Hall

UPVC double glazed frosted door, smoke alarm, Scandinavian pine spiral stairs to first floor, doors to Reception (living) room, Shower room, Bedrooms 1 and 5, and opening to Kitchen, LVT floor.

### Reception Room

UPVC double glazed box bay window makes this room light and airy, and the two central heating radiators and electric fire with hearth make for cosy winter evenings, coving, ceiling rose.

### Kitchen

UPVC double glazed window, half tiling to complement, stainless steel splash back, 9 x spot light points, range of wall, drawer and base units, extractor hood, 5 ring gas hob with electric oven, stainless steel sink with mixer tap, plumbing for dishwasher and washing machine, space for dryer, fridge freezer, LVT floor, open to dining room.

### Dining Room

UPVC double glazed window with views over rear garden with evening sun, central heating radiator, coving, ceiling rose, laminate floor, UPVC double glazed door to rear.

### Shower room

Fully tiled, UPVC double glazed frosted window, central heating towel rail, 4 x spot light points, fully tiled to complement, dual flush WC, wall mounted sink with mixer tap, hot and cold corner shower with mixer taps.

### Bedroom 1

UPVC double glazed frosted internal window, 2 x wood double glazed velux windows, central heating radiator, storage cupboard. (Wardrobes by negotiation).

### Bedroom 5

Currently used as office/music room. UPVC double glazed window overlooking the front, built in wardrobes, central heating radiator.

### First Floor Landing

Smoke alarm, loft access, stairs to ground floor, doors to bedrooms and bathroom, laminate floor.

### Bathroom

Wood double glazed Velux window, central heating radiator, 2 x spot light points, extractor fan, fully tiled to complement, dual flush WC, pedestal wash basin and mixer tap, panelled bath with mixer tap, LVT floor.

### Bedroom 2

Wood double glazed Velux window to front, central heating radiator, lino floor, eaves access. Lockable storage cupboard housing the central heating boiler and solar inverter.

### Bedroom 3

UPVC double glazed window to rear, central heating radiator.

### Bedroom 4

UPVC double glazed window, central heating radiator, eaves access.

### Front Garden

Woodchipped front garden, @Stencil-Tech concrete driveway extending to front and side, security gate access to rear garden.

### Rear Garden

Rear garden area leading to store room (front portion of garage), side shed, workshop access with timber storage. pathway leading to rainwater irrigated greenhouse, patio area, vegetable garden and a raised (rainwater irrigated) vegetable garden on the garage roof

# 5 Keats Avenue, Bolton Le Sands, Carnforth, LA5 8HH



First floor bathroom



Ground floor bathroom



Store room and shed



Rear view of the property



Vegetable garden

# 5 Keats Avenue, Bolton Le Sands, Carnforth, LA5 8HH



Front aspect



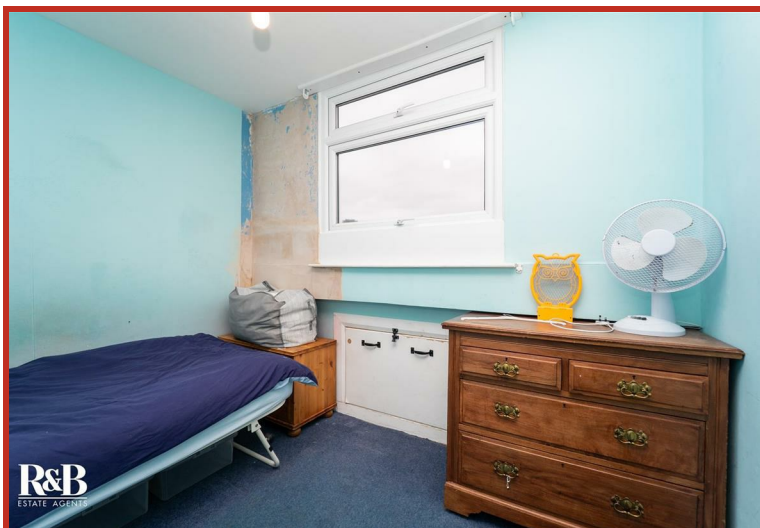
Bedroom one



Bedroom five



Bedroom two



Bedroom four

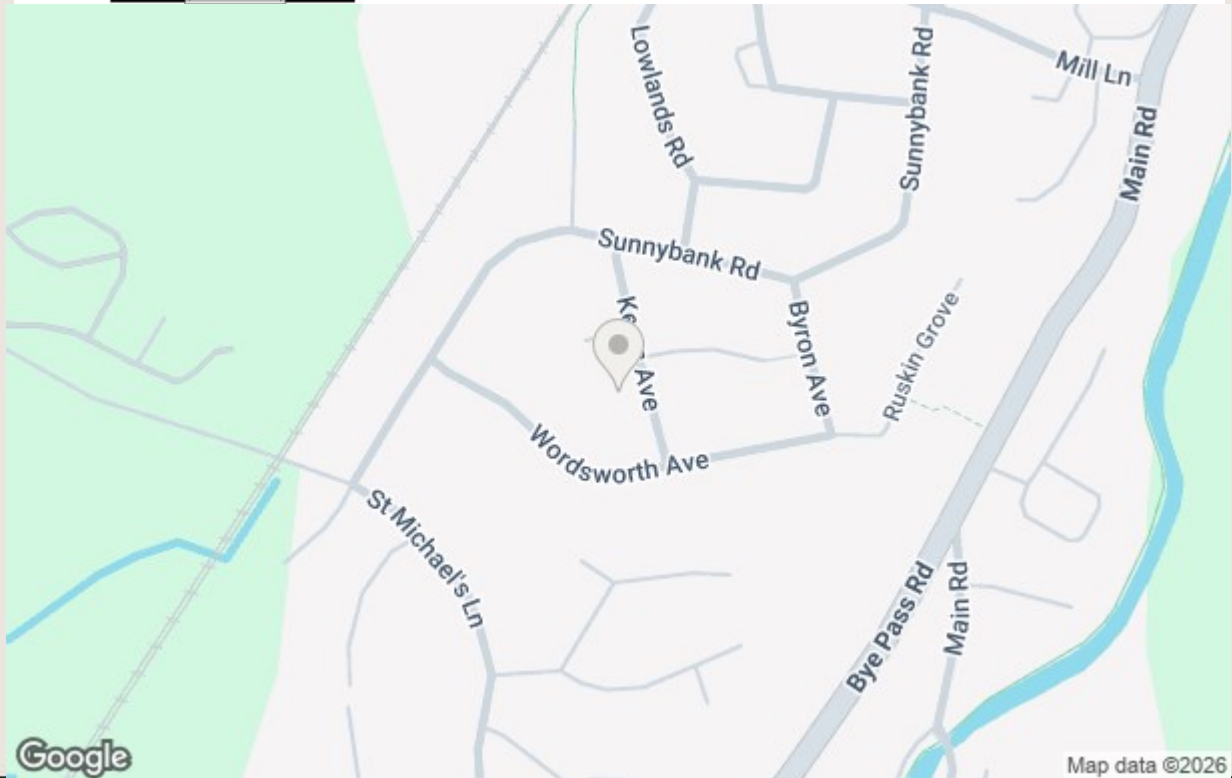
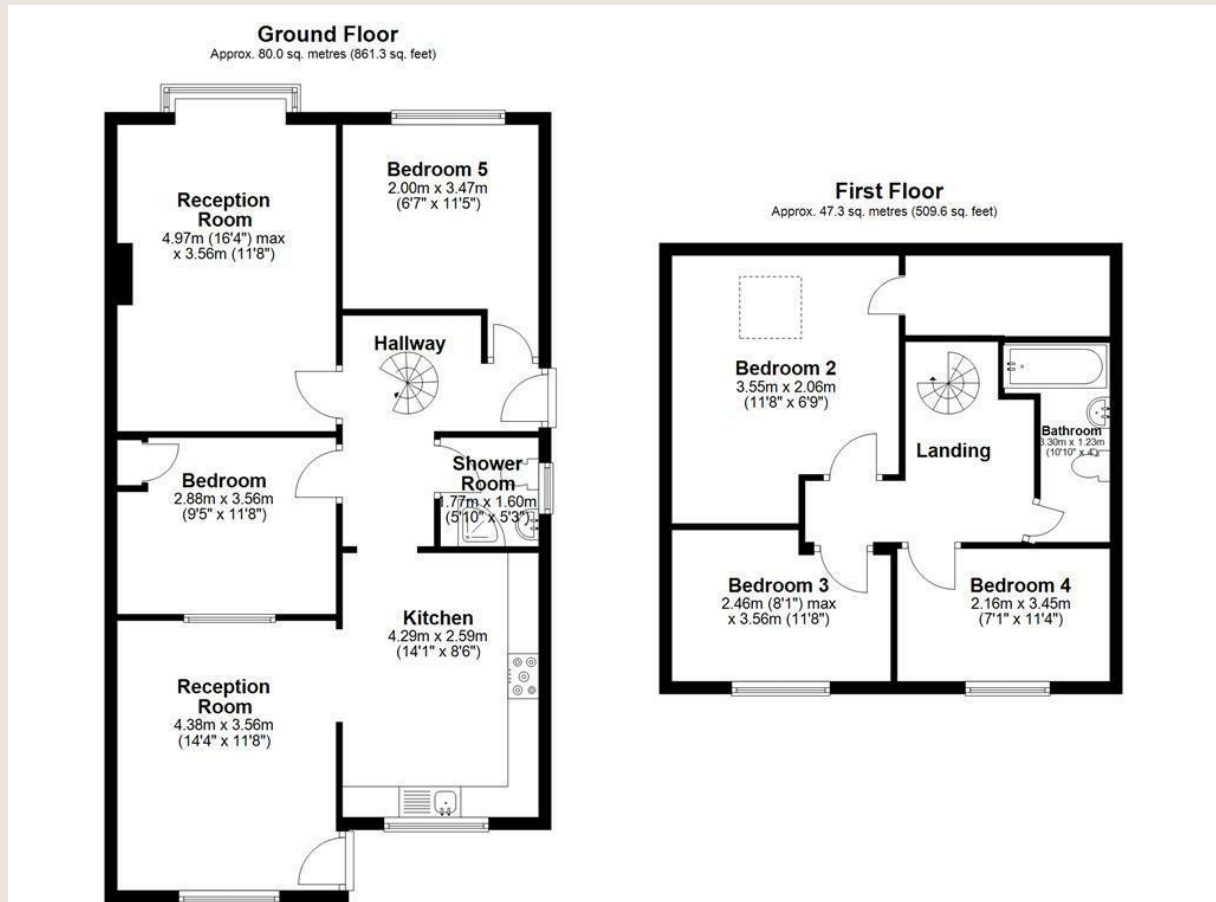
GET IN TOUCH TODAY

01524 889000

lancaster@rbestateagents.co.uk

www.rbstateagents.co.uk

# Take a nosey round



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

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(65-80) <b>C</b>		
(55-64) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(65-80) <b>C</b>		
(55-64) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	