



46 Slyne Road, Bolton Le Sands,
Carnforth, Lancashire, LA5 8BG

46 Slyne Road, Bolton Le Sands, Carnforth

The property at a glance

5  1  2 

- Detached House
- Five Bedrooms (Four Large Doubles)
- Two Reception Rooms
- Extensive Rear Garden
- Large Kitchen/Diner
- Off Road Parking For 5+ Cars
- Detached Garage
- Freehold
- EPC: C
- CTB: F



Get in touch today

01524 401402
info@gfproperty.co.uk
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£475,000

Get to know the property



Nestled in the charming village of Bolton Le Sands, this exquisite detached house on Slyne Road offers a perfect blend of comfort and elegance. With five spacious bedrooms, including four generously sized double rooms, this property is ideal for families seeking ample living space.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home is undoubtedly the large kitchen/diner, which provides a wonderful space for cooking and dining together. This area is designed to be both functional and welcoming, making it the perfect spot for family gatherings.

The beautifully presented garden is a true highlight of the property, offering a serene outdoor retreat where you can relax and unwind. Whether you wish to host summer barbecues or simply enjoy a peaceful afternoon in the sun, this garden is sure to impress. The detached garden also offer opportunities for a workshop or additional storage. The property also boasts off-road parking for up to six cars, ensuring convenience for residents and visitors alike.

Situated in a sought-after location, this home benefits from the tranquillity of village life while still being conveniently close to local amenities and transport links. This property is not just a house; it is a place where memories can be made and cherished for years to come.

If you are looking for a spacious family home in a desirable area, this property on Slyne Road is not to be missed. Call today on 01524 88900 to get booked in!

Entrance Hall

14' x 5'7

Door into entrance hall, smoke alarm, coving, picture rail, doors to lounge, kitchen, dining room and stairs to first floor.

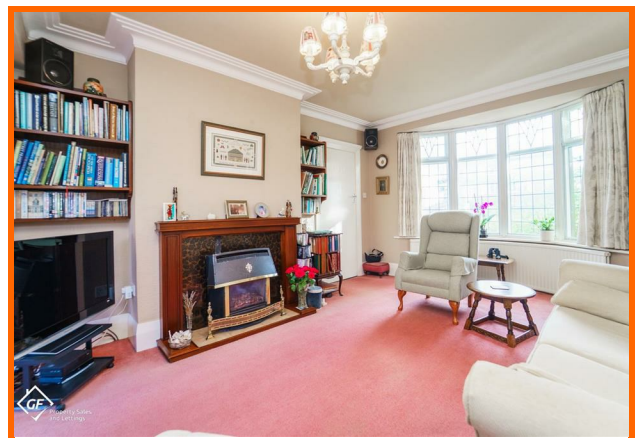
Lounge

25'1 x 11'9

Leaded bay window with aluminium secondary glazing, UPVC window, two radiators, coving, two wall lights, radiant fire place with wooden mantel, tiled surround and hearth, UPVC door to rear.



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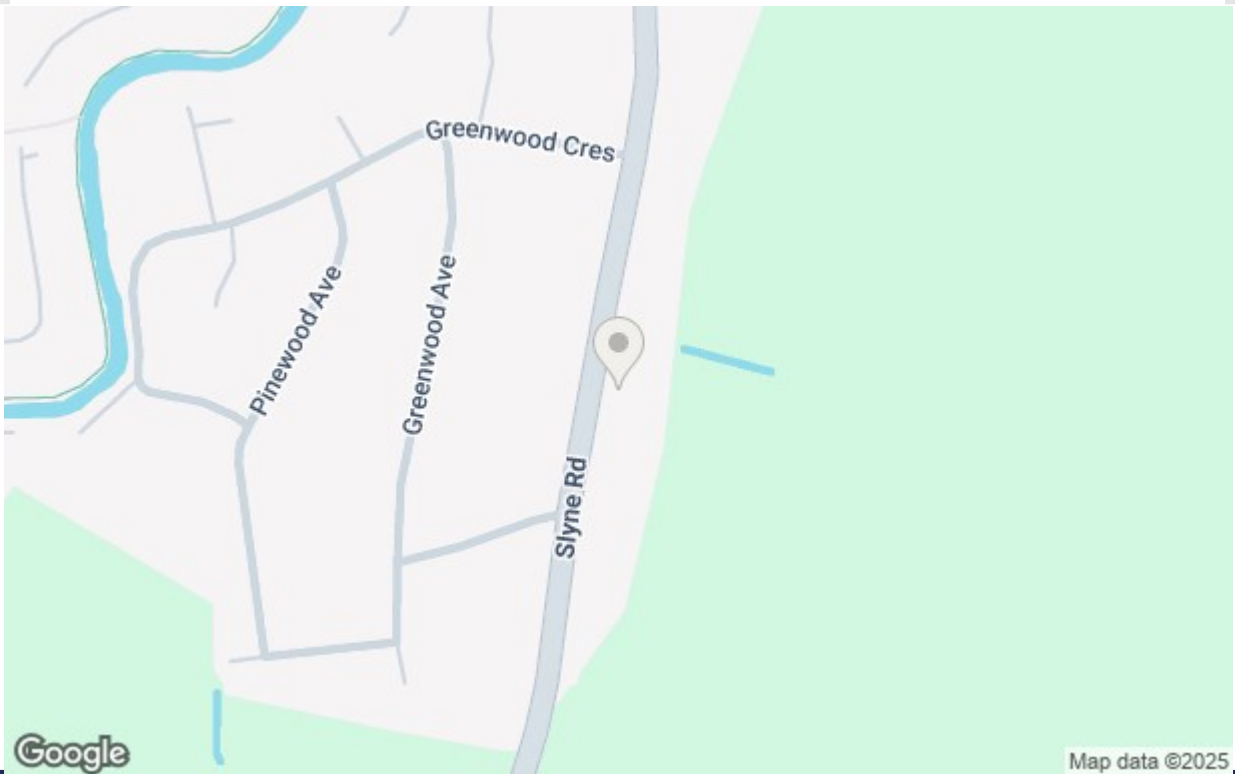
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Take a nosey round



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	80

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 2002/93/EC

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