



Warton

£450,000

10 Warton Grange Close, Warton, Carnforth, LA5 9FH

Welcome to 10 Warton Grange Close, a beautifully presented, traditionally built family home offering spacious, versatile living in the highly sought-after village of Warton, perfectly blending contemporary comfort with a semi-rural lifestyle.

Built in 2021, this property benefits from approximately 5 years remaining Checkmate warranty.

Quick Overview

Award Winning Development

Semi-detached Family Home

Four Double Bedrooms

Open Plan Lounge Diner

Countryside Views

Well Maintained Rear Garden

Quiet Cul-De-Sac Location

Excellent Transport Links

Private Driveway With Parking For Several Vehicles

Ultrafast Broadband Available*



4



3



1



B



Ultrafast
Broadband



Off Road Parking
& Garage

Property Reference: C2663



Living/Dining Area



Living/Dining Area



Living/Dining Area



Utility

Warton is a popular and well-connected village offering a strong sense of community alongside everyday convenience. With a selection of local shops, well regarded schools and local amenities, as well as easy access to nearby transport links and surrounding countryside, it provides the perfect balance of village charm and practical living.

Upon entering, you are greeted by a welcoming entrance hall, with a cloakroom/WC. To the rear is the impressive open-plan living and dining space, ideal for both everyday family life and entertaining. Flooded with natural light, this stylish area features bi-folding doors that open seamlessly onto the rear garden, creating a wonderful indoor-outdoor connection. A useful understairs storage cupboard and Amtico flooring throughout add to the ground floor.

The contemporary kitchen is thoughtfully designed with a range of wall and base units, complementary work surfaces, and integrated appliances including an oven, microwave, induction hob with extractor, fridge/freezer, dishwasher, and a 1.5 stainless steel sink. A separate utility room provides additional storage, workspace, sink, integrated washer/dryer and direct access to the garage.

Upstairs, the home offers four generously sized double bedrooms, providing excellent space for family living. A vaulted ceiling allows ample light to flow through the first floor and Herdwick wool carpets are fitted throughout.

The principal bedroom enjoys a Juliet balcony with patio doors framing attractive views over the rear garden and open countryside, alongside a stylish en-suite shower room.

Bedrooms two and four are positioned to the front, while bedroom three benefits from a rear aspect. A well-appointed family bathroom completes the first floor, fitted with both a bath and separate shower enclosure.

Externally, the property boasts a beautifully maintained rear garden, with a lawn, mature planting, and a patio area ideal for al fresco dining while taking in far-reaching countryside views. Steps lead down to a secluded, further garden, thoughtfully left in a more natural style. This tranquil area features mature shrubs and a rich variety of wild plants, providing a private, nature-inspired retreat.

To the front, a private driveway provides off-road parking for multiple vehicles and a garage provides additional storage and houses the gas CH boiler.



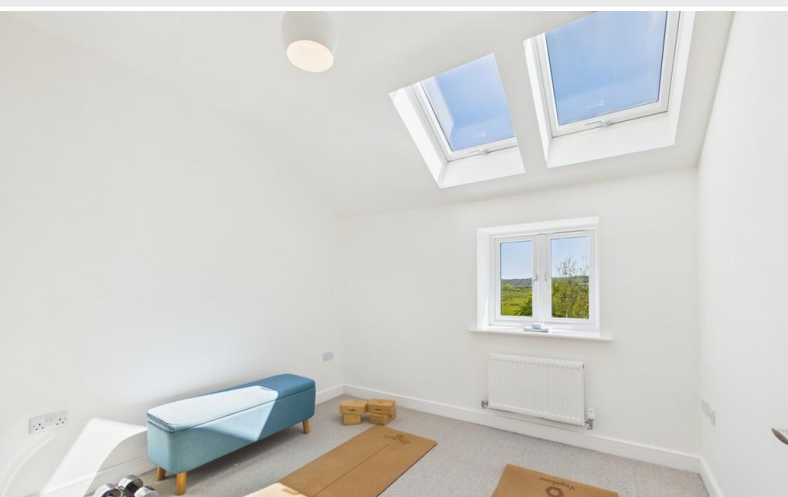
Kitchen



Kitchen



Bedroom Four



Bedroom Three



Bedroom Two



Bathroom

Accommodation (with approximate dimensions)

Entrance Hall 6' 9" x 5' 6" (2.06m x 1.68m)

Downstairs WC 3' 10" x 4' 11" (1.17m x 1.5m)

Living/Dining Room 26' 10" x 20' 11" (8.18m x 6.38m)

Kitchen 12' 8" x 10' (3.86m x 3.05m)

Utility 4' 10" x 6' 2" (1.47m x 1.88m)

Bedroom One 13' x 10' 5" (3.96m x 3.18m)

En-Suite 4' 3" x 6' 10" (1.3m x 2.08m)

Bedroom Two 12' 9" x 10' 9" (3.89m x 3.28m)

Bedroom Three 12' 4" x 10' 1" (3.76m x 3.07m)

Bedroom Four 9' 5" x 9' 9" (2.87m x 2.97m)

Bathroom 5' 5" x 10' 4" (1.65m x 3.15m)

Garage 20' 1" x 9' 10" (6.12m x 3m)

Property Information

Tenure Freehold (Vacant possession upon completion).

A service charge is payable to Trinity Estates Property Management of approx. £368 per annum for general maintenance/upkeep.

Services Mains gas, water and electricity.

Council Tax Band D - Lancaster City Council

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 Carnforth office turn left onto Warton Road and continue towards Warton for approx 1 mile, turn right onto Farleton Close then bear right onto Warton Grange Close, number 10 can be located by our 'For Sale' board.

What3Words ///laminat.boating.alternate

Viewings Strictly by appointment with Hackney & Leigh.



Bedroom One



Views



Rear Aspect



Garden

Request a Viewing Online or Call 01524 737727

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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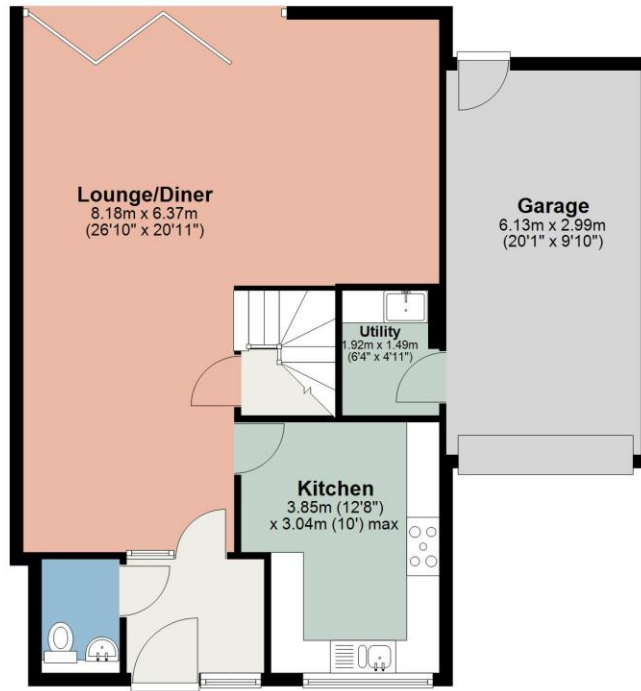


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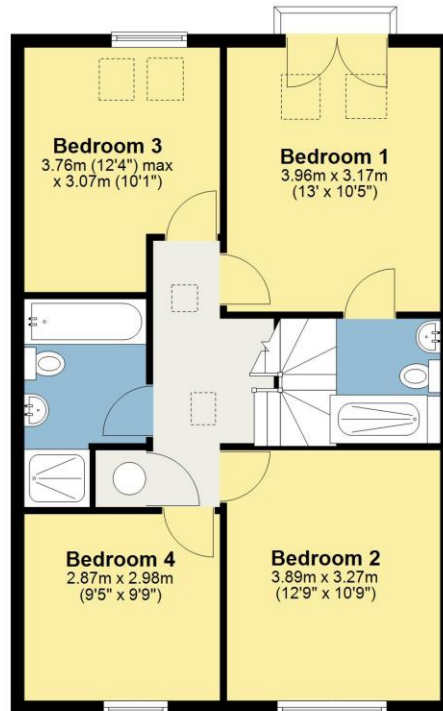
Ground Floor

Approx. 82.8 sq. metres (890.8 sq. feet)



First Floor

Approx. 61.8 sq. metres (665.4 sq. feet)
(excluding Balcony)



Total area: approx. 144.6 sq. metres (1556.2 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.

10 Warton Grange Close, Warton

Anti-Money Laundering Regulations 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).

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 27/04/2026.

Request a Viewing Online or Call 01524 737727