



Bolton Le Sands

£325,000

21 Mill Lane, Bolton Le Sands, Carnforth, LA5 8HR

Ideally situated in the heart of the highly sought-after village of Bolton-le-Sands 21 Mill Lane is an attractive, detached true bungalow. Designed for effortless single level living, this delightful home is perfectly suited to a wide range of buyers from those looking to downsize in comfort to anyone seeking a peaceful village lifestyle without sacrificing convenience.

The property benefits from gardens to both the front and rear, off-street parking, and the added advantage of a garage. Inside, the accommodation offers versatile living spaces, creating a home that is both practical and inviting, with plenty of scope to adapt to individual needs.

Quick Overview

Detached True Bungalow
Three Bedrooms
Versatile Living Accommodation
Easy to Maintain Gardens
Sought-after Village Location
Excellent Transport Links
Close to Local Amenities
Off Street Parking
Well Regarded Schools Nearby
Ultrafast* Broadband Available



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Ultrafast
Broadband

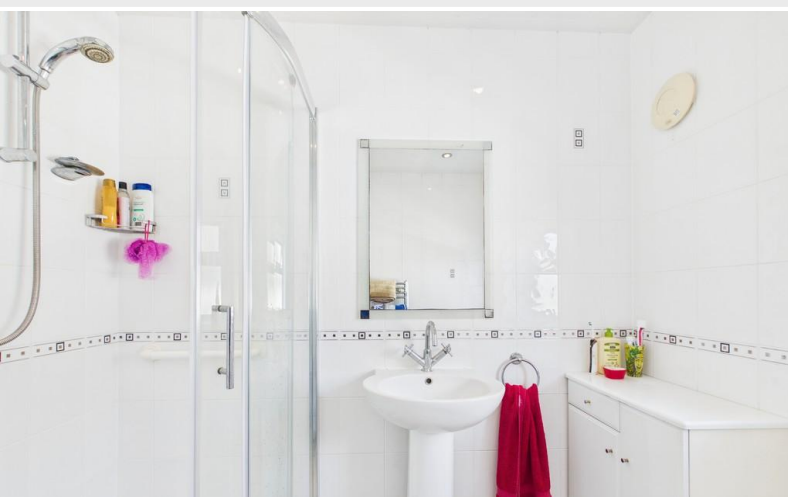


Off Street
Parking

Property Reference: C2662



Kitchen



Bathroom



Living/Dining Room



Living/Dining Room

Bolton-le-Sands itself is a thriving and welcoming coastal village, highly regarded for its strong sense of community and excellent local amenities. Residents enjoy a selection of independent shops, cafés, garden centres, and a pharmacy, all within comfortable walking distance. The village also benefits from convenient transport links, providing easy access to nearby towns and the M6, while the nearby canal and coastline offer scenic walks and outdoor leisure opportunities. Combining village charm with everyday convenience, Bolton-le-Sands remains one of the area's most desirable locations.

This delightful true bungalow offers both versatile and well-proportioned accommodation throughout.

The kitchen is well equipped with a range of wall and base units, complementary worktops, and splashback tiling. Integrated appliances include an electric tower oven, gas hob, and built-in fridge. A useful utility room sits opposite, providing plumbing for a washing machine and ample storage space, there is also a separate WC and wash basin.

To the front of the property, the bright and spacious living room benefits from large windows allowing plenty of natural light, along with a feature fireplace. The room is versatile in size and can comfortably accommodate both living and dining areas.

The bathroom is fitted with a modern white three-piece suite comprising WC, pedestal wash basin, and a corner shower with full-height tiling.

To the rear, there are two generous double bedrooms with space for freestanding furniture. The third bedroom offers flexibility and would make an ideal home office or guest room, with patio doors opening onto the garden. There is the added benefit of a useful storage space at the end of the hallway.

Externally, the property benefits from a garage providing useful storage, with access through to a sunroom featuring patio doors to the rear garden.

To the front of the property, there is a block-paved driveway providing off street parking, alongside a lawned garden. A pathway leads to the rear garden, which is mainly laid to lawn with a quaint patio seating area perfect for soaking up the summer sun and outdoor entertaining.



Kitchen



Living/Dining Room



Accommodation with approximate dimensions

Living Room 13' 10" x 24' 5" (4.22m x 7.44m)

Kitchen 9' 3" x 7' 9" (2.82m x 2.36m)

Utility Area 4' 4" x 4' 2" (1.32m x 1.27m)

Bedroom One 10' 5" x 12' 0" (3.18m x 3.66m)

Bedroom Two 8' 6" x 10' 11" (2.59m x 3.33m)

Bedroom Three 10' 6" x 8' 11" (3.2m x 2.72m)

Sun Room 9' 8" x 6' 10" (2.95m x 2.08m)

Garage 19' 5" x 9' 1" (5.92m x 2.77m)



Bedroom Two



Bedroom Three



Sun Room

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Lancaster City Council - Band D.

Services Mains gas, water and electricity. Solar panels were added to the property in 2023, which generate around 5 Megawatts of electricity per annum. Any surplus power is exported to the National Grid under the terms of the Smart Export Guarantee

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 head up Market Street and turn right at the traffic lights onto Lancaster Road. Follow the road out of Carnforth into Bolton Le Sands. A short way along turn right onto Mill Lane, number 21 is just at the top of the hill on the left and can be located by our 'for sale' sign.

What3Words ///bless.worlds.touchy

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Bedroom One



Bedroom Three



Rear Garden



Rear Garden

Request a Viewing Online or Call 01524 737727

Meet the Team

Laura Hizzard

Branch Manager & Property Valuer

Tel: 01524 737727

Mobile: 07464 545687

laurahizzard@hackney-leigh.co.uk



Imogen Milliard

Sales Negotiator

Tel: 01524 737727

carnforthsales@hackney-leigh.co.uk



Kirsty Roberts

Sales Negotiator

Tel: 01524 737727

carnforthsales@hackney-leigh.co.uk



Beth Woods

Sales Negotiator

Tel: 01524 737727

carnforthsales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.



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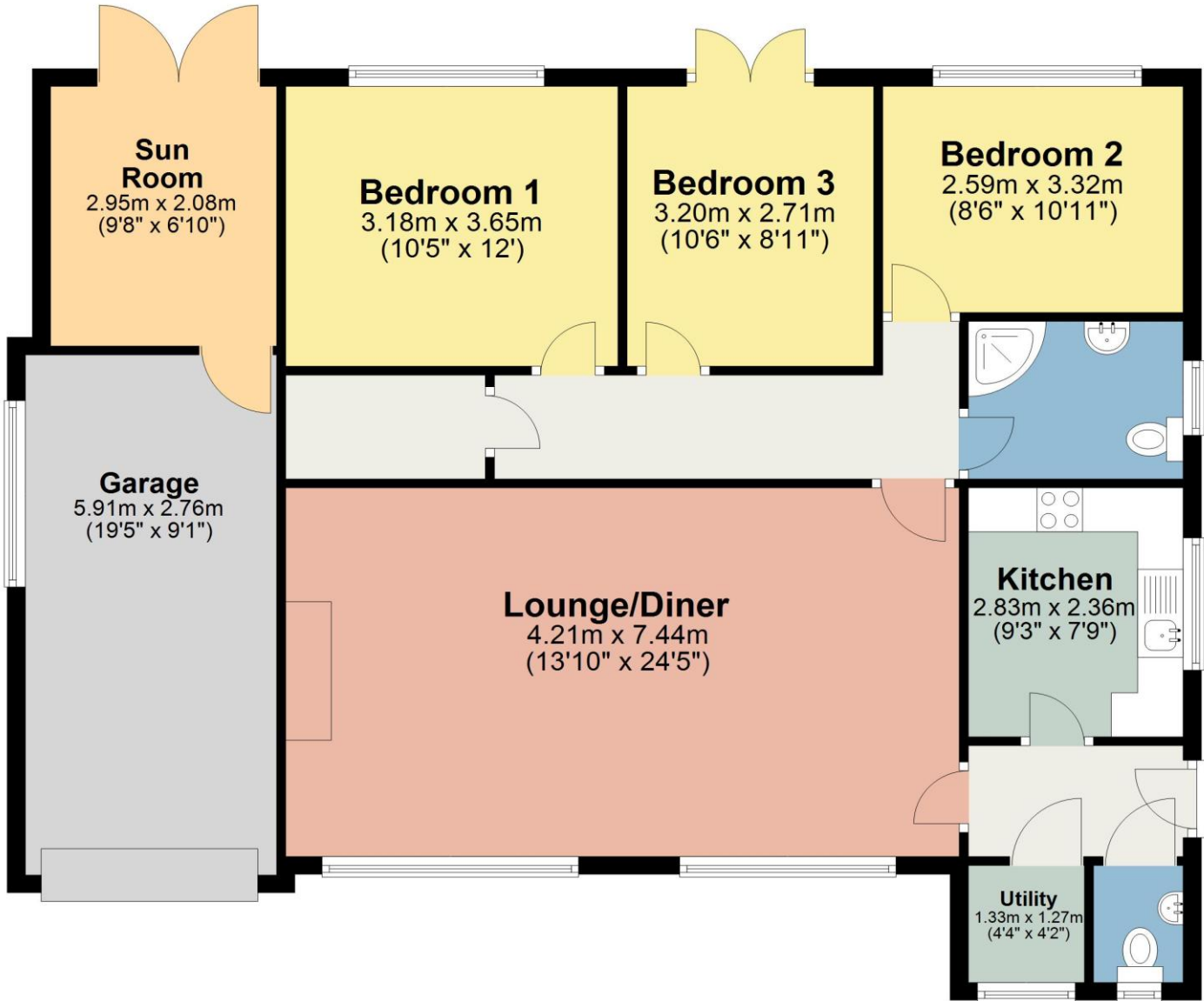


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Ground Floor

Approx. 113.6 sq. metres (1223.1 sq. feet)



Total area: approx. 113.6 sq. metres (1223.1 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.

21 Mill Lane, Bolton Le Sands, Carnforth

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