



## Bolton Le Sands

**£295,000**

8 Meadow Drive, Bolton Le Sands, Carnforth, LA5 8HA

Welcome to 8 Meadow Drive, a charming semi-detached bungalow nestled in the heart of Bolton-le-Sands. Offering three bedrooms and generous, versatile living spaces, this delightful home is perfectly suited to a wide range of buyers, whether you're looking to upsize slightly or downsize without compromise.

### Quick Overview

- Semi-Detached Bungalow
- Open Plan Kitchen Diner
- En-Suite With Bath & Shower
- Move-In Ready Condition
- Lovely Rear Garden
- Scenic Walks Nearby
- Close to Local Amenities
- Quiet Cul-De-Sac Location
- Off Road Parking
- Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Off Road Parking

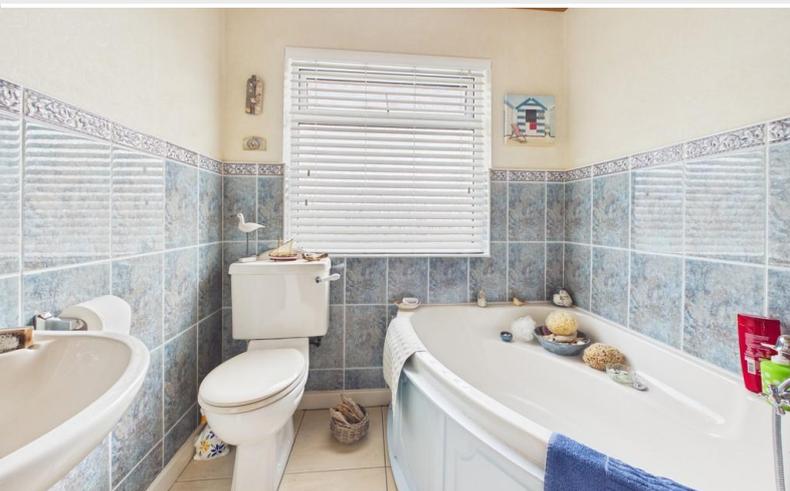
Property Reference: C2622



Entrance Hall



Living Room



Bathroom

Upon entering, you are greeted by a welcoming and spacious entrance hall that sets the tone for the rest of the property. To the left, the bright and airy living room benefits from dual-aspect windows, flooding the space with natural light and creating an inviting setting to relax and unwind. Adjacent to the living room is bedroom one, a generous double featuring a side-aspect window and useful understairs storage. The ground floor is also home to the family bathroom, fitted with a corner bath, WC, and basin, complemented by partial tiling.

To the rear of the property lies the true heart of the home, a well-proportioned and stylish kitchen diner. Fitted with an array of sage-toned wall and base units paired with complementary worktops, this space is both practical and attractive. Appliances include a large farmhouse-style cooker with extractor hood, sink with drainer, dishwasher, integrated washing machine and space for a fridge/freezer. There is ample room for a dining table, along with a cosy second sitting area or snug. Dual-aspect windows and sliding patio doors allow natural light to pour in and provide seamless access to the rear garden.

The first floor offers two further bedrooms. Bedroom two is a double with a side-aspect window, while bedroom three is another double room with restricted headroom, enhanced by eaves storage and its own en-suite. The en-suite comprises a fitted bath, separate shower enclosure, WC, and basin, offering both convenience and privacy.

Externally, the property continues to impress with a well-maintained rear garden featuring a patio area ideal for outdoor dining, a neatly kept lawn, and a variety of mature plants and trees. A further garden adds additional outdoor space, also laid to lawn with established planting, while off-road parking provides practicality.

Situated in the sought-after village of Bolton-le-Sands, this property benefits from a friendly community atmosphere, local amenities, and excellent transport links, making it an ideal place to call home.



Kitchen



Snug/Dining Area



Kitchen/Diner



Bedroom Two



Bedroom Three



En-Suite

#### Accommodation with approximate dimensions

Living Room 10' 10" x 12' (3.3m x 3.66m)

Kitchen Diner 9' 9" x 22' 11" (2.97m x 6.99m)

Bathroom 6' 8" x 6' 1" (2.03m x 1.85m)

Bedroom One 10' 5" x 10' 7" (3.18m x 3.23m)

Bedroom Two 7' 3" x 9' 1" (2.21m x 2.77m)

Bedroom Three 10' 3" x 16' (3.12m x 4.88m)

En-Suite 9' 7" x 6' 8" (2.92m x 2.03m)

#### Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Lancaster City Council - Band C.

Services Mains gas, water and electricity.

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. Continue on Lancaster Road following signs for Bolton-Le-Sands for approx 1.5Miles before turning right onto Mill Lane. Take the fourth left onto Meadow Drive, turn left once at the end where number 8 is on the right and can be located by our 'for sale' sign.

What3Words ///amber.eating.licks

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).



Garden



Garden



OS Map

## Meet the Team

### Laura Hizzard

Branch Manager & Property Valuer

Tel: 01524 737727

Mobile: 07464 545687

[laurahizzard@hackney-leigh.co.uk](mailto:laurahizzard@hackney-leigh.co.uk)



### Imogen Milliard

Sales Negotiator

Tel: 01524 737727

[carnforthsales@hackney-leigh.co.uk](mailto:carnforthsales@hackney-leigh.co.uk)



### Kirsty Roberts

Sales Negotiator

Tel: 01524 737727

[carnforthsales@hackney-leigh.co.uk](mailto:carnforthsales@hackney-leigh.co.uk)



### Beth Woods

Sales Negotiator

Tel: 01524 737727

[carnforthsales@hackney-leigh.co.uk](mailto:carnforthsales@hackney-leigh.co.uk)



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

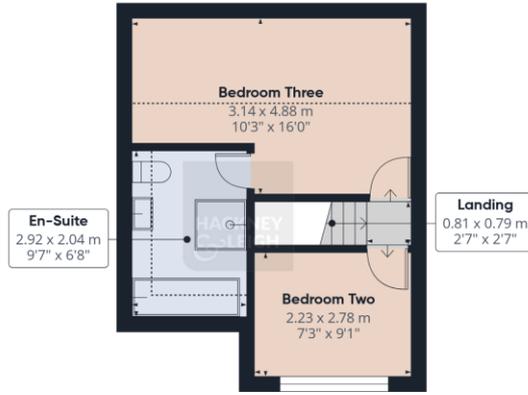


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**Approximate total area<sup>(1)</sup>**  
 92.6 m<sup>2</sup>  
 997 ft<sup>2</sup>

**Reduced headroom**  
 8.7 m<sup>2</sup>  
 94 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 1.5 m/5 ft

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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