



Warton

£425,000

26 Gardner Road, Warton, Carnforth, LA5 9NY

Thoughtfully designed for modern living, this superb family home offers spacious and versatile living accommodation. Ideally suited to a variety of buyers, this property boasts an impressive kitchen/diner that opens onto a fabulous rear garden with delightful field views, creating the perfect setting for both family life and entertaining. Further enhancing the appeal is a workshop and garage, providing excellent storage and a range of potential uses.

Quick Overview

- Detached Bungalow
- Three Bedrooms
- Additional Study Room
- Versatile Living Spaces
- Spacious Rear Garden
- Scenic Walks From The Doorstep
- Desirable Village Location
- Well Regarded Schools Nearby
- Easy Reach Of Amenities
- Ultrafast Broadband Available*



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Ultrafast
Broadband



Off Street
Parking

Property Reference: C2668



Living Room



Kitchen



Bathroom



Workshop

The tranquil village of Warton enjoys an idyllic setting just moments from the stunning Warton Crag Nature Reserve, offering an abundance of scenic walks and outdoor pursuits right on the doorstep. The village benefits from a vibrant community spirit, with a wide range of local activities and groups to enjoy. Residents are also well served by two popular public houses, a local brewery, and highly regarded pre-school and primary school facilities.

Excellent commuter links are available via the nearby market town of Carnforth, which provides an extensive range of amenities, including local shops, supermarkets, primary and secondary schools, doctors' and dental surgeries, and a convenient West Coast Main Line railway station. The M6 motorway is also easily accessible within minutes, ensuring excellent transport connections further afield.

Stepping into the property, you are welcomed by a bright and inviting entrance hall, providing access to the principal accommodation. Positioned to the front of the home, the spacious living room enjoys an abundance of natural light and features an attractive fireplace surround, creating the perfect setting for relaxing evenings with family.

The heart of the home is undoubtedly the generous kitchen/diner, designed with modern family living in mind. This light and airy space is fitted with a range of units and integrated appliances including an electric tower oven, gas hob, built-in fridge/freezer and dishwasher. A breakfast bar provides an ideal spot for busy mornings, while there is ample space for a family dining table, making it a wonderful space for everyday living, entertaining and family gatherings. There is also additional room for further appliances if required. A door provide direct access to the rear garden, seamlessly blending indoor and outdoor living.

The ground floor bathroom has been thoughtfully adapted as a wet room, comprising a shower area, pedestal wash hand basin and useful storage cupboard, while the separate WC is conveniently located across the hall.

The accommodation offers excellent flexibility for growing families. Bedroom One is a bright and spacious double bedroom situated to the front of the property, with plenty of room for wardrobes and additional furniture. Bedroom Three is a well-proportioned single bedroom, ideal as a child's bedroom or nursery. Upstairs, Bedroom Two is another generous double room, while an additional versatile room is currently used as a guest bedroom but could equally serve as a playroom, home office, dressing room or hobby space, depending on individual requirements.



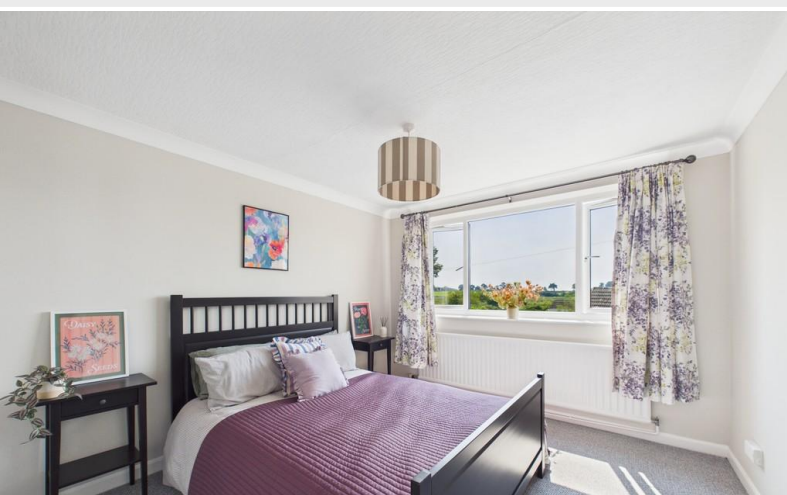
Living Room



Kitchen Diner



Bedroom One



Bedroom Two



Bedroom Three



Loft Room/Study

Externally, the property continues to impress. To the front, there is a neatly maintained lawn alongside a driveway providing off-road parking and access to the garage. The spacious rear garden offers an excellent outdoor space for families, featuring a generous lawn, attractive decorative planting and stone-chipped pathways. Enjoying delightful open views across surrounding fields towards Warton Myers, the garden provides a peaceful and picturesque setting. A detached workshop at the rear provides fantastic additional space, perfect for crafts and hobbies, a home office, children's playroom or a relaxing garden retreat to be enjoyed throughout the year.

Accommodation with approximate dimensions

Living Room 11' 11" x 15' 5" (3.63m x 4.7m)

Kitchen Diner 23' 1" x 11' 10" (7.04m x 3.61m)

Bathroom 8' 3" x 5' 11" (2.51m x 1.8m)

Bedroom One 10' 10" x 12' 9" (3.3m x 3.89m)

Bedroom Two 11' 10" x 10' 3" (3.61m x 3.12m)

Bedroom Three 7' 9" x 10' 10" (2.36m x 3.3m)

Loft Room/Study 15' 11" x 8' 7" (4.85m x 2.62m)

Garage 8' 6" x 18' 9" (2.59m x 5.72m)

Workshop 7' 3" x 15' 5" (2.21m x 4.7m)

Property Information

Council Tax Lancaster City Council - Band D.

Tenure Mains electricity, water and drainage.

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 office in Carnforth, turn left and follow the road out towards Warton. Head under the railway bridge and proceed through Millhead, continue along Mill Lane and link into Main Street in Warton, take the right hand turning on the Gardner road just before Warton Hall Garage, the play park and The Malt Shovel and follow the cul-de-sac round, number 26 is on the right hand side and can be identified by our for sale sign.

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

What3words ///scarcely.quicksand.sulk



Rear Garden



Rear Garden



Rear Garden



Views

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
Call **01524 737727** or request online.

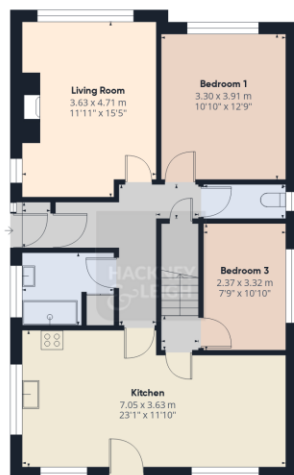


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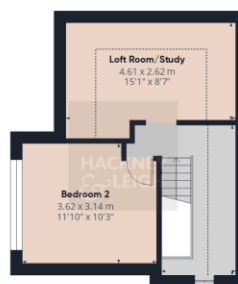


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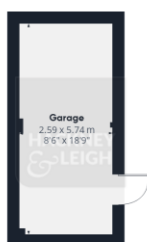
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area⁽¹⁾

134.1 m²
1443 ft²

Reduced headroom

10 m²
107 ft²

(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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