



## Bolton Le Sands

£400,000

32 Pinewood Avenue, Bolton Le Sands, Carnforth, LA5 8AR

Fully refurbished and beautifully presented, this immaculate family home is set in the highly sought-after village of Bolton-le-Sands. Offering three double bedrooms, a spacious and stylish kitchen-diner, and a delightful rear garden overlooking open fields, this property perfectly combines modern comfort with a charming village setting making it an ideal place to call home.

This charming coastal village is set along the stunning shores of Morecambe Bay, with its idyllic surroundings, rich heritage, and strong sense of community, this hidden gem offers an exceptional place to call home.

### Quick Overview

- Detached True Bungalow
- Three Double Bedrooms
- Refurbished To A High Standard
- Rear Garden With Views
- Garage And Driveway
- Sought After Location
- Close To Local Amenities
- Nearby Commuter Links
- Scenic Walks On The Doorstep
- Ultrafast Broadband Available



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Ultrafast  
Broadband



Off Street  
Parking

Property Reference: C2621



Spacious Hallway



Living Room



Bathroom



Kitchen

Surrounded by breathtaking natural beauty, Bolton-le-Sands boasts panoramic views across the bay with dramatic sunsets and an ever changing backdrop and combines coastal beauty with convenience, and a welcoming community atmosphere, this village continues to be a highly desirable place to call home.

Residents can enjoy peaceful walks along the coastline, local activities and explore nearby shops and the local garden centre.

The village benefits from excellent transport links, offering easy access to the historic city of Lancaster and Morecambe Town Centre as well as the world-renowned Lake District. Families are well catered for too with highly regarded primary schools in the area and a selection of quality secondary schools nearby.

Stepping in to 32 Pinewood Avenue you can see the current owners have lovingly refurbished the property to a high standard, creating a stylish and welcoming home throughout, the entrance hallway provides ample storage and gives access to the well-appointed rooms within the home.

The living room is flooded with natural light, creating a bright and inviting space, while a stylish media wall serves as a striking focal point, combining modern design with comfort. From here, the home flows effortlessly into the impressive kitchen, fitted with shaker-style wall and base units complemented by stunning quartz worktops.

The kitchen also benefits from a range of integrated Bosch appliances, including a gas hob, fridge freezer, dishwasher, oven and microwave. The kitchen opens seamlessly into the dining area, offering ample space for dining furniture and enjoying a dual aspect outlook from both the window and patio doors, which lead out to the rear garden.

The bathroom is beautifully finished in a sleek white suite comprising a bath with shower over, wall hung basin and WC, enhanced by floor to ceiling sintered stone for a modern and luxurious feel.

The property offers three well-proportioned bedrooms. The principal double bedroom has the benefit of built in wardrobes keeping your room clutter free, bedroom two is a further double, both overlook the rear garden. Bedroom three is a further double with a view to the front garden.

The garage is spacious and has the benefit of a well thought utility area with wall and base units, a steel sink with quartz worktop and space for both a washing machine and tumble dryer.



Kitchen



Dining Room



Dining Room



Bedroom One



Bedroom Two



Bedroom Three

Externally, the property boasts a welcoming frontage with a driveway providing off street parking, complemented by a neatly maintained lawn and decorative shrubs. To the rear, the spacious garden provides a peaceful retreat with attractive open views across the surrounding fields and features a patio seating area and a spacious lawn for relaxing and entertaining.

#### Accommodation with approximate dimensions

**Living Room** 11' 10" x 15' 9" (3.61m x 4.8m)

**Kitchen** 12' 2" x 11' 9" (3.71m x 3.58m)

**Dining Room** 9' 10" x 11' 6" (3m x 3.51m)

**Bedroom One** 11' 6" x 9' 10" (3.51m x 3m)

**Bedroom Two** 8' 10" x 12' 2" (2.69m x 3.71m)

**Bedroom Three** 11' 6" x 9' 10" (3.51m x 3m)

**Garage** 16' 5" x 8' 10" (5m x 2.69m)

#### Property Information

**Tenure** Freehold (Vacant possession upon completion).

**Council Tax** Lancaster City Council - Band E.

**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 office in Carnforth turn right at the traffic lights onto Lancaster Road, proceed through to Bolton-Le-Sands until you come to a set of traffic lights keeping carry straight on that road (Slyne Road) and take the third turning on your right to Greenwood Crescent. Take the second left hand turn right into Pinewood Avenue, and number 32 Pinewood Avenue can be found towards the end of the road on the left hand side.

**What3Words** ///scooters.truckload.ambition

**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 £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).



Rear Patio



Rear Garden



Rear Garden



Drone Views Across Morecambe Bay

Request a Viewing Online or Call 01524 737727

## Meet the Team

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## Ground Floor

Approx. 110.2 sq. metres (1186.5 sq. feet)



Total area: approx. 110.2 sq. metres (1186.5 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.

**32 Pinewood Avenue, Bolton Le Sands**

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