



**R&B**  
ESTATE AGENTS

46 Slyne Road, Bolton Le Sands,  
Carnforth, Lancashire, LA5 8BG

46, Slyne Road, Bolton Le Sands, Carnforth

## The property at a glance 5 1 2

- Detached House
- Five Bedrooms (Four Large Doubles)
- Two Reception Rooms
- Extensive Rear Garden
- Large Kitchen/Diner
- Off Road Parking For 5+ Cars
- Detached Garage
- Freehold
- EPC: C
- CTB: F

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GET IN TOUCH TODAY  
01524 889000  
[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)  
[www.rbestateagents.co.uk](http://www.rbestateagents.co.uk)

**£475,000**

# Get to know the property



Nestled in the charming village of Bolton Le Sands, this exquisite detached house on Slyne Road offers a perfect blend of comfort and elegance. With five spacious bedrooms, including four generously sized double rooms, this property is ideal for families seeking ample living space.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home is undoubtedly the large kitchen/diner, which provides a wonderful space for cooking and dining together. This area is designed to be both functional and welcoming, making it the perfect spot for family gatherings.

The beautifully presented garden is a true highlight of the property, offering a serene outdoor retreat where you can relax and unwind. Whether you wish to host summer barbecues or simply enjoy a peaceful afternoon in the sun, this garden is sure to impress. The detached garden also offers opportunities for a workshop or additional storage. The property also boasts off-road parking for up to six cars, ensuring convenience for residents and visitors alike.

Situated in a sought-after location, this home benefits from the tranquillity of village life while still being conveniently close to local amenities and transport links. This property is not just a house; it is a place where memories can be made and cherished for years to come.

If you are looking for a spacious family home in a desirable area, this property on Slyne Road is not to be missed. Call today on 01524 88900 to get booked in!





#### Entrance Hall

4.27m x 1.70m (14' x 5'7")

Door into entrance hall, smoke alarm, coving, picture rail, doors to lounge, kitchen, dining room and stairs to first floor.

#### Lounge

7.65m x 3.58m (25'1" x 11'9")

Leaded bay window with aluminium secondary glazing, UPVC window, two radiators, coving, two wall lights, radiant fire place with wooden mantel, tiled surround and hearth, UPVC door to rear.

#### Dining room

4.17m x 3.58m (13'8" x 11'9")

Leaded bay window with aluminium secondary glazing, radiator, coving, two wall lights and wall mounted radiant fireplace.

#### Kitchen

5.41m x 3.58m (17'9" x 11'9")

UPVC window, radiator, mix of panelled wall and base units with laminate worktops, double oven in high-rise unit, four ring gas hob with extractor fan, one and a half bowl sink with mixer tap, tiled splashback, space for dishwasher and fridge/freezer, laminate flooring and doors to utility area and rear porch.

#### Rear Porch

Opening to storage (4'8" x 2'7") are housing Worcester boiler, tiled flooring and UPVC door to side elevation.

#### Utility

3.15m x 0.81m (10'4" x 2'8")

Laminate worktop, partially tiled surround, integrated cupboard, space for washing machine, laminate flooring and door to downstairs WC.

#### Downstairs WC

2.16m x 1.70m (7'1" x 5'7")

UPVC window, low flush WC, wall mounted basin with traditional taps, partially tiled surround and laminate flooring.

#### First Floor

##### Landing

3.58m x 3.15m (11'9" x 10'4")

Lift access, smoke alarm, coving, storage cupboard, doors to bedrooms one, two, three, four, five, bathroom and separate WC.

##### Bedroom One

4.17m x 3.58m (13'8" x 11'9")

UPVC window, radiator and coving.

##### Bedroom Two

4.17m x 3.23m (13'8" x 10'7")

UPVC window, radiator and coving.

##### Bedroom Three

4.47m x 2.64m (14'8" x 8'8")

UPVC window and radiator.

##### Bedroom Four

3.45m x 3.43m (11'4" x 11'3")

UPVC and radiator.

##### Bedroom Five

2.03m x 1.75m (6'8" x 5'9")

UPVC window and radiator.

##### Bathroom

2.34m x 2.21m (7'8" x 7'3")

UPVC window, radiator, vanity unit with counter top wash basin and mixer tap, corner shower cubicle with electric shower, corner bath with mixer tap and rinse head attachment, extractor fan, fully tiled surround and storage cupboard.

##### WC

1.27m x 0.76m (4'2" x 2'6")

Dual flush WC, extractor fan, fully tiled surround and vinyl flooring

#### External

##### Front

Off road parking for 5+ cars, laid to lawn, bedded area, mature shrubs, driveway leading to garage and rear garden.

##### Rear

Patio area, laid to lawn, bedded area, mature shrubs and garden shed.



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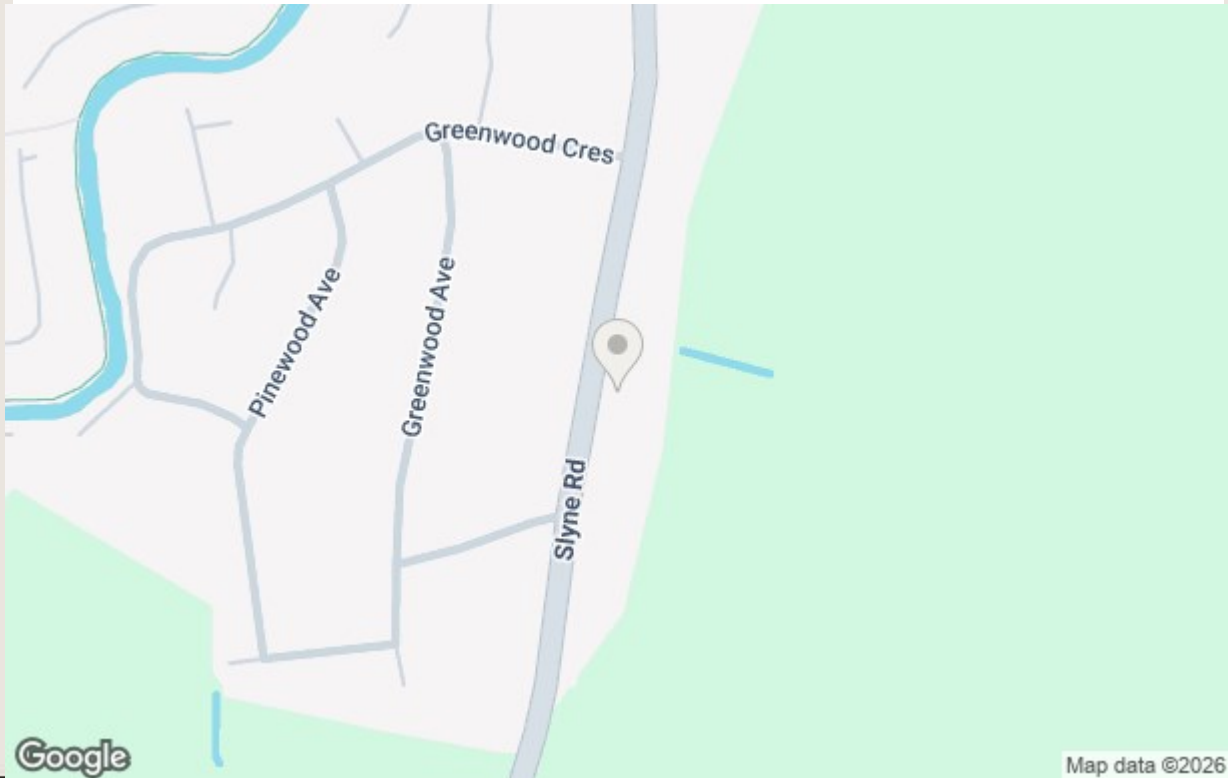
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# Take a nosey round



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| Energy Efficiency Rating                    |           |
|---------------------------------------------|-----------|
| Current                                     | Potential |
| Very energy efficient - lower running costs |           |
| (92 plus) <b>A</b>                          |           |
| (81-91) <b>B</b>                            |           |
| (65-80) <b>C</b>                            |           |
| (55-68) <b>D</b>                            |           |
| (39-54) <b>E</b>                            |           |
| (21-38) <b>F</b>                            |           |
| (1-20) <b>G</b>                             |           |
| Not energy efficient - higher running costs |           |
| <b>71</b>                                   | <b>80</b> |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|-----------------------------------------------------------------|-----------|
| Current                                                         | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (92 plus) <b>A</b>                                              |           |
| (81-91) <b>B</b>                                                |           |
| (65-80) <b>C</b>                                                |           |
| (55-68) <b>D</b>                                                |           |
| (39-54) <b>E</b>                                                |           |
| (21-38) <b>F</b>                                                |           |
| (1-20) <b>G</b>                                                 |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                                                 |           |
| EU Directive 2002/91/EC                                         |           |