





## The Location

The property is situated in the desirable village of Bolton-le-Sands with a community feel and transport links to the surrounding area, it's the ideal base for professionals, families and retirees. The village has a well-regarded primary school, several parks and green spaces, and easy access to both Lancaster and the M6. Families can enjoy walks along the Lancaster Canal or trips to the nearby coastline. With local shops, a supermarket, and family-friendly pubs, it's a convenient location with plenty to do on your doorstep.

## Step Inside

The property is well-presented throughout with recent updates, ready for you to create your exciting new home. Split over three levels, the property is deceptively large with spacious communal living areas and three double bedrooms giving every member of the household a space of their own. The ground floor consists of a large open plan living room with a multi-fuel burner forming the focal point, and plenty of space for seating and storage making it the perfect place to gather family and friends. A spacious kitchen diner at the rear of the property boasts a five ring gas range cooker and a range of integrated appliances including a fridge freezer, dishwasher and a wine fridge in the modern cabinetry. An updated family bathroom sits at the centre of the property with new flooring and bathtub giving it a fresh, modern look and feel. A large double bedroom with a double-glazed window provides plenty of natural light and views into the garden, great for use as a bedroom, home office or second reception room depending on your needs. The first floor features two well-proportioned double bedrooms, with the main bedroom boasting a dedicated ensuite and fitted wardrobes to form an impressive master suite. The interior of the property features tasteful contemporary design throughout allowing you to move straight in and start enjoying your new chapter with ease.

Below the property on the lower ground level, an integral garage features power and plumbing for appliances with plenty of room for vehicle storage or a home workshop. The ideal boiler for the property is also housed within the garage for easy access. An undercroft can be accessed from the rear of the garage great for accessing utilities and storage of large and bulky items. A driveway to the front offers off-road parking for two vehicles.

## Let's Go Outside

This house is deceptively large inside and out, with a substantial rear garden offering the ideal place to soak up the sun and host gatherings in the warmer weather. A paved patio seating area sits directly behind the house with decked steps leading down to the long lawned garden with established trees and planting providing a green backdrop to summer soirees. Fenced on all sides, it's a safe and secure space for small children and pets to enjoy. A small summerhouse shed at the rear of the garden is up for negotiation with a planting area for vegetables outside, giving you plenty of flexibility in how you design the garden to suit your lifestyle.

## Services

The property is serviced with gas, electricity, mains water and drainage.

## Tenure

The property is Freehold with title number LAN175548.

## Council Tax

Band C via Lancaster City Council.

## Energy Performance Certificate

A strong C rated certificate is available either online or by contacting our office.

## Viewings

Strictly by appointment with Houseclub Estate Agency.

## Room Sizes

### Hall

12'2" x 4'8" (3.72 x 1.43)

### Living Room

22'3" x 18'3" (6.79 x 5.57)

### Kitchen Diner

17'1" x 10'9" (5.22 x 3.28)

### Bathroom

7'8" x 6'11" (2.34 x 2.13)

### Bedroom 3

12'11" x 10'10" (3.96 x 3.31)

### Bedroom 1

14'7" x 13'0" (4.46 x 3.97)

### Ensuite

5'10" x 5'5" (1.80 x 1.67)

### Bedroom 2

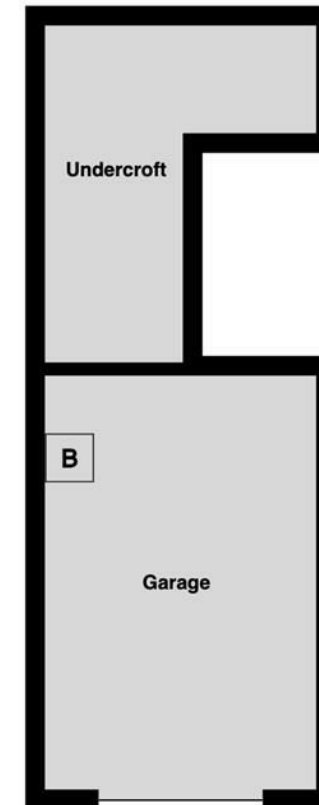
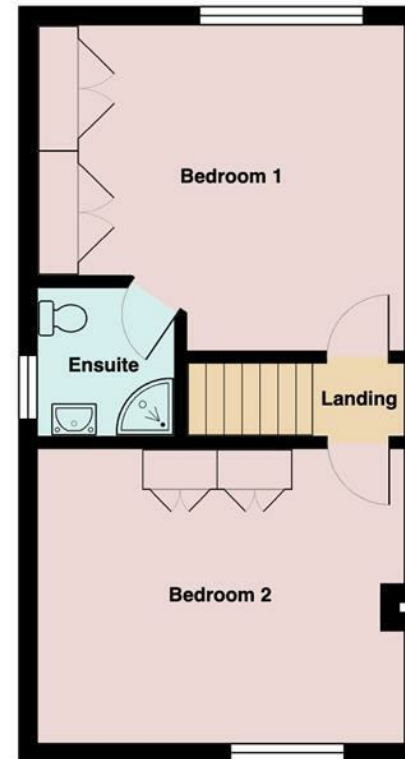
15'1" x 11'9" (4.60 x 3.59)

### Garage

16'8" x 10'10" (5.09 x 3.31)







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		69	79
EU Directive 2002/91/EC			

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