



## Bolton Le Sands

**£335,000**

29 Broadlands Drive  
Bolton Le Sands  
Carnforth  
Lancashire  
LA5 8BH

This three bedroom semi-detached house is set in the popular village of Bolton Le Sands offering well proportioned rooms, detached garage, off road parking and gardens to the rear with spectacular views across the bay and to the Lake District.

The property is now in need of a make over, providing a fantastic opportunity for the lucky buyers to put their own stamp on things and create a splendid family home. Offered with no onward chain, what are you waiting for book a viewing today!

Property Ref: C2182

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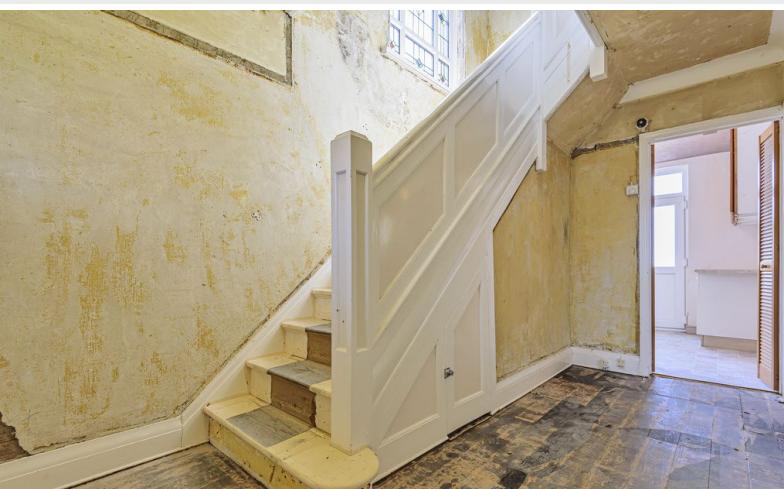
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Front Aspect



Front Door



Staircase

#### Location

Situated in the popular village of Bolton Le Sands, the property is in a great location close to all local amenities including a sought after primary school, post office, shops and restaurants. Bolton Le Sands is an ideal area for families, couples or individuals alike, with Carnforth, Morecambe and Lancaster all within easy reach. There are regular bus services, Carnforth train station and access to the M6 motorway nearby.

From the Hackney & Leigh Carnforth Office, turn right and proceed north on Market Street. Turn right at the traffic lights onto Lancaster Road and head out of Carnforth, over the mini roundabout and into Bolton Le Sands. Carry on along through Bolton Le Sands proceed past through the third set of traffic lights over the canal bridge taking the next right onto Broadlands with the property just further along on your right hand side.

#### Description

Located in the highly sought after village of Bolton Le Sands, 29 Broadlands offers light, bright accommodation with two reception rooms, conservatory, two large double bedrooms and a third bedroom ideal for an office/study space. Externally the property has uninterrupted breath taking country and sea views, this property poses a unique opportunity for the lucky purchaser.

Whilst now in need of some modernisation the property is ready for a family or those looking for a project to create their dream home, and if you love a good view then this is truly the property for you!

For a Viewing Call 01524 737727



Living Room

#### Accommodation (with approximate measurements)

##### Entrance

Enter via a part glazed timber door with glazed panels set in a feature arched doorway into vestibule leading through to the entrance hall with stained glass panelled door.

##### Entrance Hall

The wide entrance hall is bright and welcoming with ample room for coats and boots.

##### Living Room 13' 11" x 11' 11" (4.24m x 3.63m)

A welcoming bright room filled with natural light from the box bay window to the front aspect, electric fire set on a tiled surround. With ceiling light point, ceiling coving, stripped floor and radiator.

##### Sitting/Dining Room 14' 11" x 11' 11" (4.55m x 3.63m)

Another well proportioned reception room filled with natural light, from the glazed doors with stained glass panels leading through to the conservatory giving you a peek at the spectacular views to the rear. With ceiling light point, picture rail, wall mounted electric fire, radiator and stripped floor.

##### Conservatory 10' 3" x 5' 10" (3.12m x 1.78m)

From the sitting room there is a conservatory offering spectacular views across the garden and over to Morecambe Bay, perfect to sit and enjoy the birds or watch the evening sunsets over the bay.



Kitchen



Kitchen



Dining Room



Hallway



Bathroom

#### **Kitchen** 8' 11" x 7' 6" (2.72m x 2.29m)

Fitted with wall and base units and complementary worksurfaces. One and a half stainless steel sink unit with mixer tap, spaces for free standing cooker and fridge freezer. Door leading to rear garden.

#### **First Floor Landing**

Double glazed window to the side aspect and access to loft space.

#### **Bedroom Two** 14' 4" x 12' 0" (4.37m x 3.66m)

Well proportioned double bedroom with box bay window to the front aspect, radiator and striped floor.

#### **Bedroom Three** 7' 7" x 7' 4" (2.31m x 2.24m)

This room is ideal as a study/office space or an occasional bedroom. With striped floor and radiator.

#### **Bedroom One** 15' 3" x 11' 10" (4.65m x 3.61m)

Well proportioned double bedroom with box bay window to the rear aspect providing splendid views of Morecambe Bay and over to the Lake District. With radiator and striped floor.

#### **Bathroom**

Fitted with two piece suite comprising of panelled bath and shower head, pedestal hand wash basin. Tiled surrounds and window to rear aspect.

#### **Separate W.C.**

Low level W.C and window to side aspect.

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Porch



Rear Aspect



Rear Garden



Porch



Rear Garden

**Garage** 27' 3" x 8' 8" (8.31m x 2.64m)  
Up and over door, light and power.

#### Outside

To the front of the property is a laid lawn with borders, block paved drive leads to the front and round to the rear of the property. The rear garden is ideal for those with green fingers with a lawn area extending down to the canal bank. With planted borders, established shrubs and perennials providing an abundance of colour. The icing on the cake is the 180 degree views across Morecambe bay and towards the lake district. A fantastic garden to sit and enjoy on a summers evening and enjoy the sunset.

#### Services

Mains gas, mains electricity mains water and drainage.

#### Council Tax

Band C - Lancaster City Council

#### Tenure

Freehold. Vacant possession upon completion.

#### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

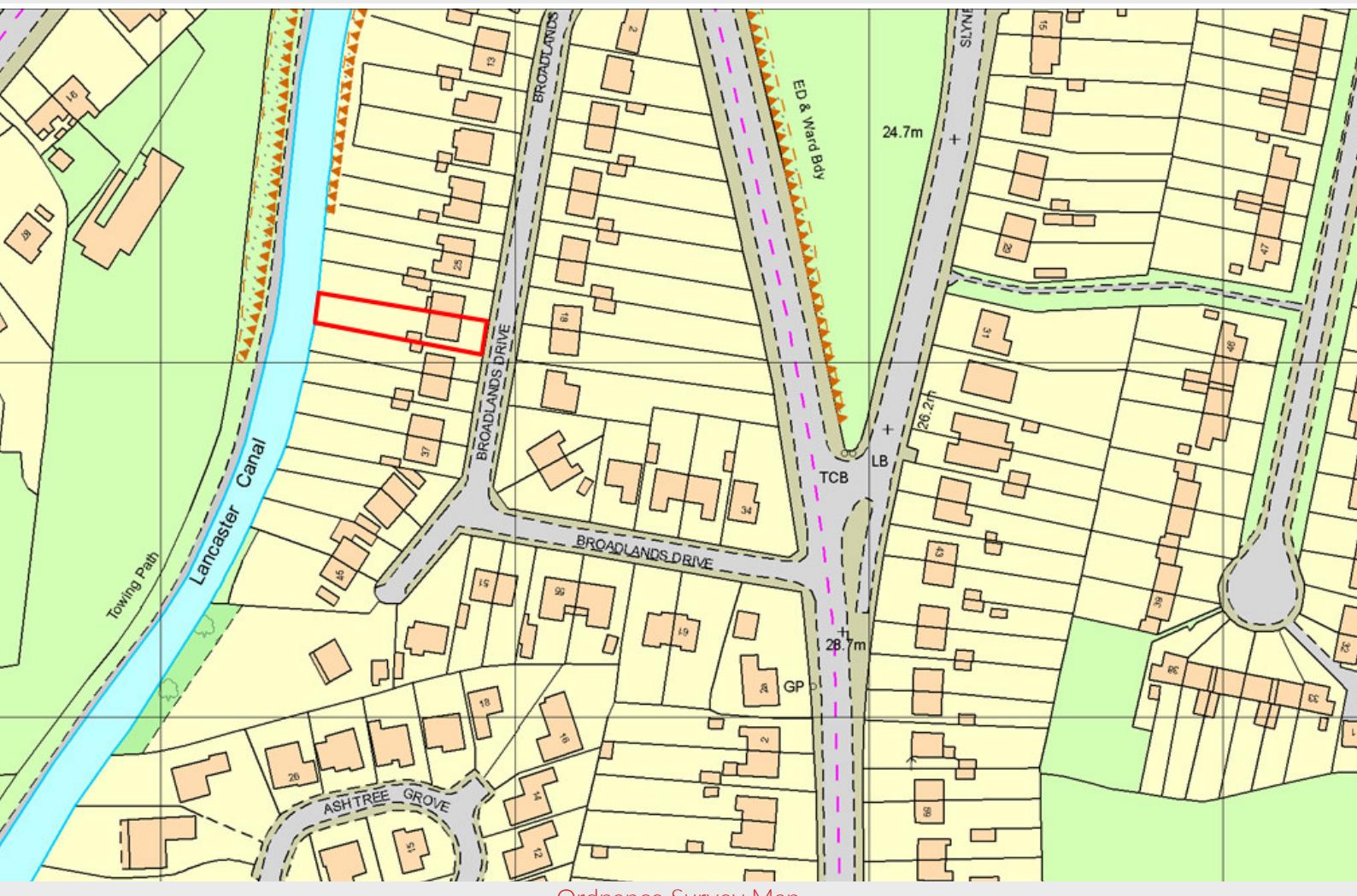
#### Viewings

Strictly by appointment with Hackney & Leigh Carnforth Office

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Canal



Ordnance Survey Map

# Bolton Le Sands, Carnforth, LA5

Approximate Area = 1372 sq ft / 127.5 sq m (includes garage)

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.  
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