



Bolton Le Sands

£325,000

2 Windermere Road, Bolton Le Sands, Lancashire, LA5 8LL

This superb detached bungalow is ideal for a family or retired couples with two double bedrooms, splendid sun room extension, generous off road parking, garage and well presented gardens. The property has been renovated throughout with new kitchen and bathroom, potential to convert the loft space (subject to consent) Located in a quiet cul de sac position, having easy access to the M6 and Bay Gateway, what are you waiting for book a viewing today.

Quick Overview

- Two Bedroom Bungalow
- Immaculately Presented Throughout
- Superb Sun Room Extension
- Potential to Convert Loft Space
- Spacious Living Room
- Popular Village Location
- Garage & Off Street Parking
- Easy access to Bay Gate Way and M6 Motorway
- Well Presented Gardens to Front, side & Rear
- Ultrafast Broadband 1000Mb Available*



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Ultrafast
Broadband*

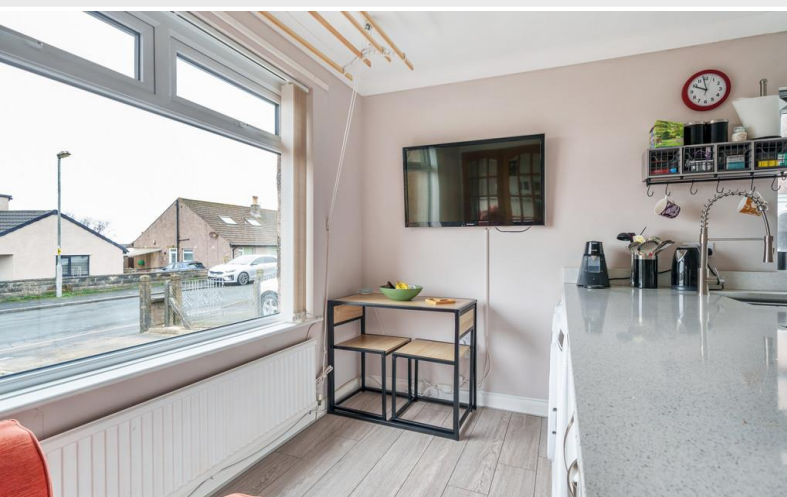


Parking for 2 Cars

Property Reference: C2259



Kitchen



Kitchen



Living Room



Log Burner

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.

Property Overview 2 Windermere Road is situated on a corner plot and this detached bungalow really must be viewed in order to appreciate the space provided once inside. The layout is well-balanced with spacious living room and recently updated kitchen, show-stopping sun room being complemented by two double bedrooms and a stylish bathroom. The property has the benefit of double glazing and gas central heating, attractive gardens, a garage and driveway with parking for two cars.

Stepping into the kitchen from the side entrance you are presented with a modern fitted kitchen, fitted with a range of wall and base units and complementary worksurface and upstand. There is a superb island with space for a range oven and induction hob, undermounted sink unit and integrated dishwasher.

From the kitchen you lead on round to the bright living room enjoys views over the garden to the front and the fields beyond. A multifuel stove provides a focal point and creating that cosy feel for those cold winter evenings.

Moving through the living room you enter into a spacious hallway where you will find two light, spacious double bedrooms both with modern neutral décor. Bedroom one benefits from an en-suite W.C and has space for double wardrobes and further furniture to suit. Bedroom two is again a spacious double with room for double wardrobes and further furniture. Just off the second bedroom is the house bathroom which has recently been updated with chic stylish three piece suite comprising of; panelled bath with shower over and hand held shower, vanity sink unit and low level W.C.

Heading back to the hallway and you lead through to the splendid sun room extension, that those viewing will be wowed by, offering stylish living space and providing space for a six-seater dining table, with plenty of room for armchairs. A modern haven that provides a perfect space for the family to enjoy, mingle with friends and entertain in style. Again, flooded with natural light from wrap around windows and double patio doors that lead out to the south facing garden.



Kitchen



Living Room



Bathroom



Bedroom One



Bedroom Two



Garden

Outside To the front of the property there is a drive way and parking for two cars. The well manicured gardens wrap round from the front of the property with slate chippings and planted borders, continuing round the side of the property which is south facing perfect for relaxing in the warmer months with Astor turf lawn. Paved steps then lead you round to the rear garden that has patio area and planted borders. There is ample room for garden shed and access through to the garage can be found at the rear, perfect for storing out door equipment.

Parking The property benefits from a driveway to the front of the property with parking for two cars.

Directions From the Hackney & Leigh office in Carnforth, turn right at the traffic lights onto Lancaster Road, follow the road out, proceed straight over the mini roundabout, and enter into Bolton Le Sands. Pass the turning to Mill Lane on the right hand side, keep going a little way along, and take the right hand turning into St Michaels Lane. Turn left into Coniston Road and follow the road down Windemere Road is the next turning on your right and no 2 can be located by our for sale sign.

What3words ///leads.savings.heaven

Accommodation (with approximate dimensions)

Kitchen 15' 11" x 11' 10" (4.85m x 3.61m)

Living Room 18' x 11' 10" (5.49m x 3.61m)

Sun Room 20' 04" x 8' 02" (6.2m x 2.49m)

Bedroom One 11' 10" x 12' 03" (3.61m x 3.73m) Max

Bedroom Two 12' x 9' 08" (3.66m x 2.95m)

Property Information

Services Mains electricity, mains gas, mains water and mains drainage.

Council Tax Band D 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



Sun Room



2 Windermere Road



Garden



Ordnance Survey Map - 01054366

Request a Viewing Online or Call 01524 737727

Meet the Team

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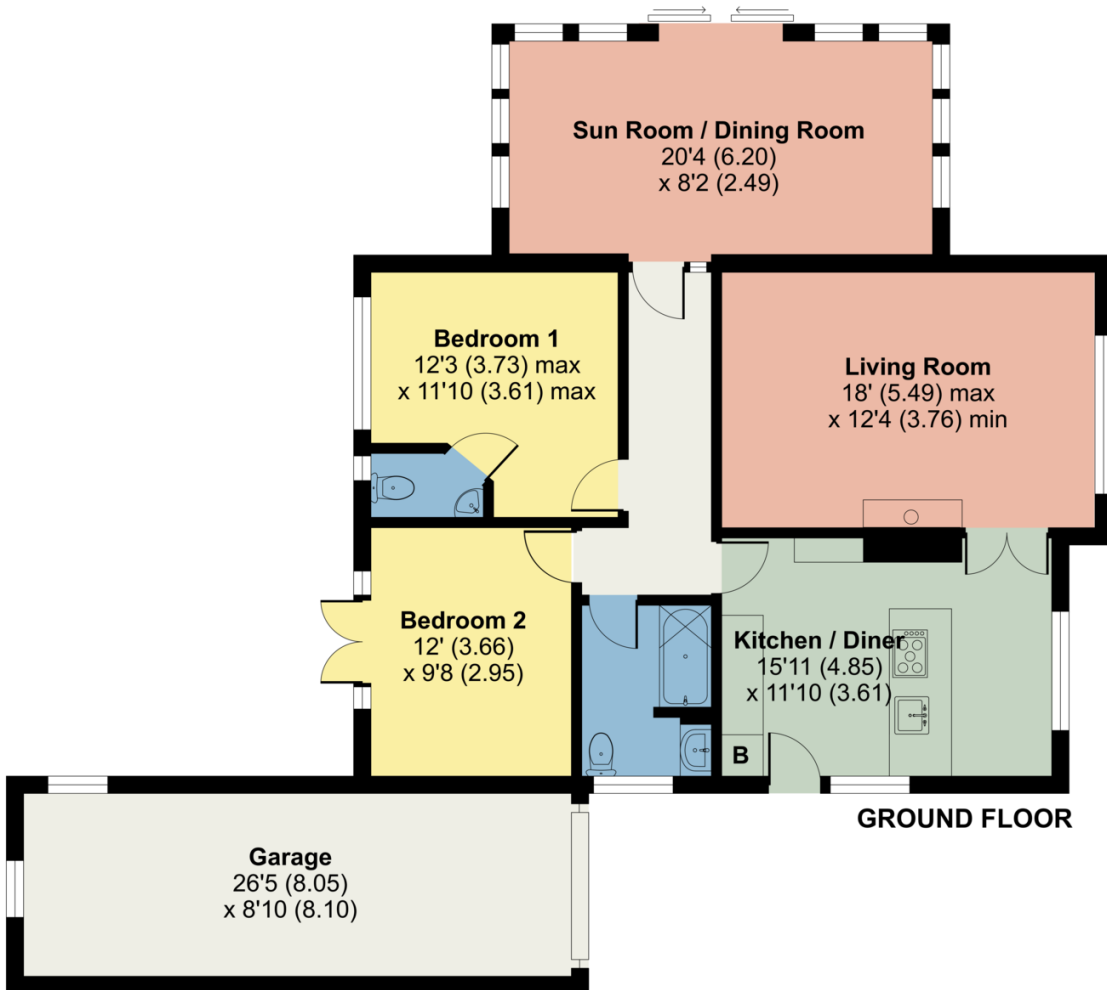


Approximate Area = 1062 sq ft / 98.6 sq m

Garage = 233 sq ft / 21.6 sq m

Total = 1295 sq ft / 120.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Hackney & Leigh. REF: 948512

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