



## Bolton Le Sands

£250,000

28 Broadlands Drive, Bolton Le Sands, Carnforth, LA5 8BH

Looking for a spacious single-level home? Welcome to 28 Broadlands Drive - a meticulously designed detached true bungalow nestled in the delightful village of Bolton Le Sands. Ideal for those downsizing without sacrificing comfort, this property offers ample space and convenience. Whether you're a gardening enthusiast or simply love the outdoors, the home features a beautiful rear garden, along with plentiful off-street parking, two double bedrooms, and easy access to scenic walks nearby.

### Quick Overview

Two Bedroom Detached True Bungalow

Well Presented Through Out

Ample Off Road Parking & Garage

Located in the Highly Sought after Bolton Le Sands  
Fabulous Garden with Two Sheds and Greenhouse

New Boiler Installed June 2023

Great Transport Links

Array of Walks on your Doorstep

Close To Local Shops and Amenities

Ultrafast 1000 Mbps Broadband Available\*



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Ultrafast  
Broadband



Garage &  
Driveway

Property Reference: C2402



Rear Garden



Rear Garden



Living Room



Living Room

**Location** Situated in the popular village of Bolton Le Sands, the property is in a great location close to all local amenities including a 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** Step into this inviting detached bungalow and experience its charming appeal. Upon entry, you're welcomed by a spacious hallway, setting the tone for the home's warm atmosphere, this central hub provides seamless access to all rooms. Additionally, convenient access to the loft space from the hallway enhances the home's practicality, providing a valuable storage solution that is both insulated and partially boarded.

To the left of the hallway lies the expansive living room, boasting both front and rear window aspects that flood the space with natural light. With ample room for a dining table, this versatile area offers an ideal setting for entertaining guests.

The generously proportioned kitchen features integrated gas hob and Hoover oven with provisions for a washing machine and dryer, this functional space caters to the demands of modern living. Accessible from the kitchen, the rear garden beckons outdoor enjoyment and relaxation, offering a private sanctuary for al fresco dining or leisurely strolls.

Accommodating comfort and tranquillity, this bungalow boasts two double bedrooms. Bedroom one, overlooking the front of the property, impresses with ample built-in wardrobe space, providing practical storage solutions. Meanwhile, bedroom two enjoys a sunny rear aspect, affording serene garden views, perfect for unwinding.

Finishing the bungalow is the shower room, adorned with a stylish blue tile floor and modern aqua panelling shower surround. Complete with a walk-in shower, vanity sink offering additional storage, this space epitomizes both functionality and elegance.

Recent updates include the installation of a new Glow Worm boiler in June 2023, ensuring optimal comfort and efficiency for years to come.

**Outside & Parking** Externally, this property showcases a meticulously tended enclosed rear garden, designed to delight avid gardeners and outdoor enthusiasts alike. Bursting with an array of vibrant flowers, creating a picturesque backdrop and ample space is provided for outdoor seating, inviting residents to bask in the serenity of their surroundings.

Enhancing the garden's functionality are two well-appointed

sheds, one of which is equipped with power and light. One shed doubles as a versatile workshop, ideal for housing tools or pursuing hobbies, while the other serves as a convenient storage space. A thoughtful addition, the lawn mower plug ensures effortless maintenance of the surrounding greenery and for those with a passion for cultivation, a greenhouse stands ready to nurture a variety of vegetables.

A pathway meanders gracefully around the perimeter of the house, leading to the garage, where convenience meets functionality. Boasting an automatic door, power, and light, the garage offers secure storage for vehicles and household essentials.

At the front of the property, a low-maintenance paved driveway provides off-street parking for multiple vehicles, catering to the practical needs of modern living.

**Directions** 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 Drive with the property just further along on your right hand side.

**What3Words** //imparting.quack.worked

#### Accommodation with approximate dimensions

**Living Room** 20' 9" x 10' 11" (6.32m x 3.33m)

**Kitchen** 16' 3" x 6' 8" (4.95m x 2.03m)

**Bedroom One** 12' 1" x 11' 11" (3.68m x 3.63m)

**Bedroom Two** 13' 1" x 8' 11" (3.99m x 2.72m)

**Garage** 16' 11" x 9' 0" (5.16m x 2.74m)

#### Property Information

**Services** Mains gas, water and electricity.

**Council Tax** Band D - Lancaster City Council

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

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth Office.

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



Kitchen



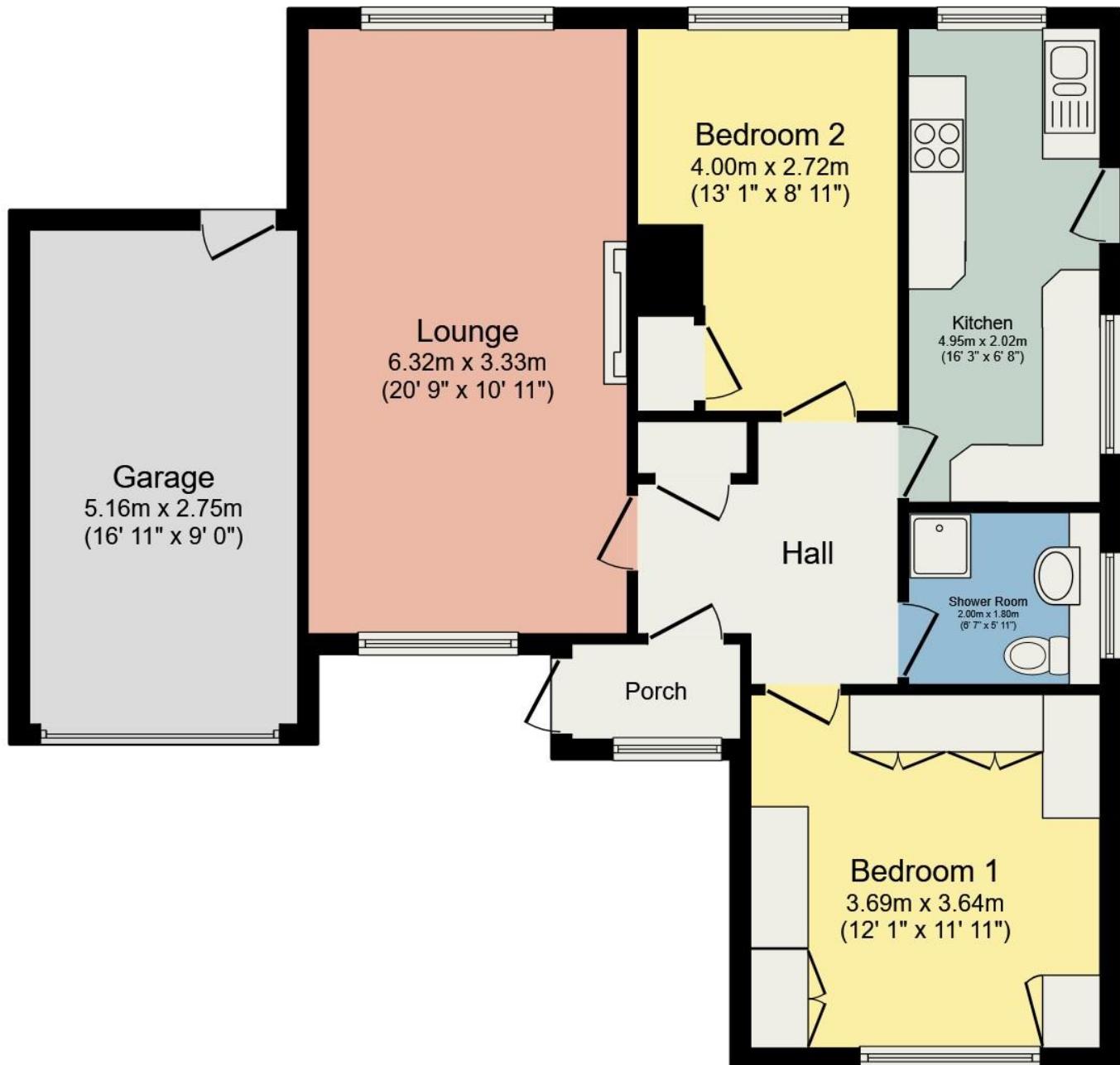
Bedroom One



Bedroom Two



Shower Room



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