



**WILLIAM THOMAS**  
ESTATE AGENTS

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## **DRAFT**

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME \_\_\_\_\_

SIGNED \_\_\_\_\_

DATED \_\_\_\_\_

## **23 Lakenheath Drive, Bolton, BL1 7RJ**

**Welcome to 23 Lakenheath Drive...**A truly impressive four-bedroom, detached family home on a substantial corner plot in the highly sought-after residential neighbourhood in Sharples, Bolton. With plenty of living space, as well as a wraparound garden and lots of off-road parking, this property offers lots of potential to create a perfect home for growing families. In easy access of local shops, restaurants, schools and commuting links, viewing is highly encouraged!

### **A Closer Look...**

Step through the front door into the entrance vestibule and entrance hallway. To your right is a spacious lounge, with dual aspect windows adding plenty of natural light. A feature gas fireplace with stone surround adds cosy visual interest during the cooler months. Across the hallway, you'll find the kitchen, with tiled floors and wood effect base and wall units offering plenty of storage. There is an integrated fridge, freezer, stainless-steel sink and provisions for a freestanding range cooker with extractor hood. A glazed UPVC door leads to the breakfast conservatory, which looks over the rear garden. There is also plumbing for a washing machine and tumble dryer concealed within wooden cupboards. Moving towards the rear of the property, there is a well-sized dining room with French doors leading to a large orangery, with patio doors leading to the garden. A downstairs W.C. offers convenience.

### **Up to Bed...**

Upstairs you'll find four bedrooms, one with en-suite, a family shower room, large linen closet and access to the loft with pull-down ladders.

The master bedroom benefits from lovely views over the rear garden. An adjoining en-suite offers a walk-in shower, concealed cistern W.C. chrome heated towel rail and pedestal basin. Bedroom two is a good double size, with two walk-in wardrobes and leafy views of mature trees. The third bedroom is also a bright and airy double size. Bedroom four, currently used as a spacious home office space, benefits with fitted furniture and views of mature trees. The modern shower room, part tiled in contrasting black and white, boasts a large walk-in shower, W.C., a deluxe pedestal wash basin, and a chrome heated towel rail.

### **Outside Oasis...**

To the side of the property is a flagged patio with raised flowerbeds. This wraps around to the large garden, where a manicured lawn offers plenty of space to play and enjoy summer days, surrounded by mature flowerbeds. There is also rear access to the garages, and a pedestrian gate to the front of the home. To the front of the property is a landscaped garden, alongside the double driveway with parking for 4-6 cars and a double garage offering plenty of all-important storage!

**The Location...**

Accessed just off Thornham Drive, this residential estate is always in high demand! There is beautiful countryside near by, while shops, transport links via both road and rail (Bromley Cross train station and Hall i' th' Wood train station both directly serve Manchester, Salford, Bolton and Blackburn), restaurants and superb sporting facilities are all near by. TThe home is within walking distance of popular primary (The Oaks) and secondary schools (Sharples) all adding up to making this fabulous family home.

**£400,000**

**[www.williamthomasestates.co.uk](http://www.williamthomasestates.co.uk)**

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- Detached Family Home
- Impressive Corner Plot
- Two Large Reception Rooms
- Two Conservatories
- Downstairs W.C.
- Four Well Sized Bedrooms
- Substantial Gardens
- Double Garage and Driveway
- Close to Local Schools and Amenities

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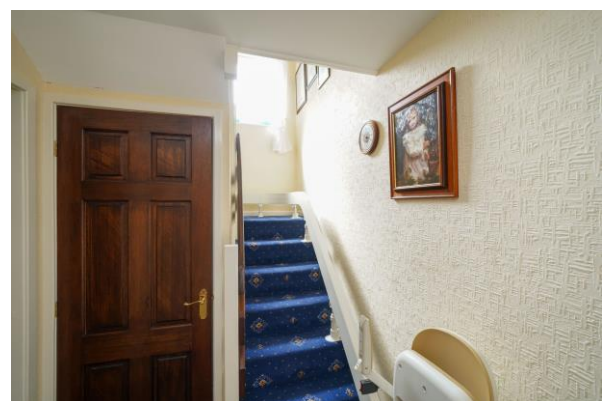
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**External Pictures**



**Entrance Hallway**





Lounge



Kitchen



**Breakfast Conservatory**



**Dining Room**



**Conservatory**



**Downstairs W.C.**



**First Floor**



**Master Bedroom**





**Master En-Suite**



**Bedroom Two**



**Bedroom Three**



**Bedroom Four**



**Shower Room**





**Garden**



**External Additional Pictures**





### Agents Notes

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