



Warton

£395,000

19 Borwick Lane, Warton, Carnforth, LA5 9QJ

Nestled in the charming and highly sought-after village of Warton, 19 Borwick Lane is a remarkable four-bedroom detached dormer bungalow. This beautiful home is immaculately presented, offering an abundance of living space that has been thoughtfully designed and meticulously maintained by the current vendor to perfectly suit modern family life.

Quick Overview

Immaculately Presented Detached Dormer
Bungalow
Four Double Bedrooms
Two Reception Rooms
Beautiful Front and Rear Garden



4



2



2



TBC



Superfast
Broadband



Driveway &
Garage

Property Reference: C2427



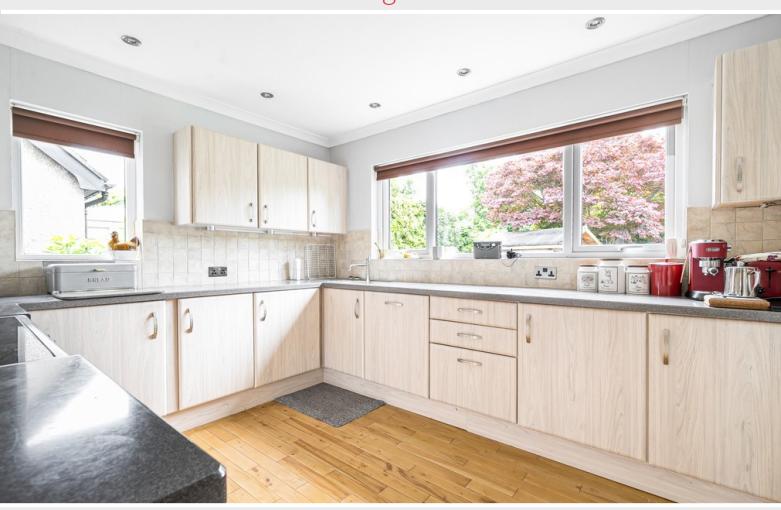
Living Room



Living Room



Dining Room



Kitchen

Location The tranquil village of Warton is located within moments of Warton Crag nature reserve providing a vast array of walks on the doorstep. The village has a busy and active community with, two popular public houses, local brewery and a well regarded primary school.

The location also provides great access to the nearby market town of Carnforth that provides a variety of amenities including a range of local shops, supermarkets, a secondary school, doctors, dentist along with a handy West Coast railway station and quick road access to the M6 motorway in minutes.

Property Overview Upon entering, you are immediately greeted by the spacious, warm, and welcoming atmosphere of this beautiful home. To the left, the open-plan living and dining room, adorned with neutral décor and a focal fire set on a marble surround, is bathed in natural light. The archway seamlessly connects the living and dining spaces, making it an ideal area for entertaining.

Flowing effortlessly from the dining area, the stylish kitchen boasts a rear outlook and is equipped with a range of base and wall units, integrated appliances including a fridge, extractor fan, and Bosch dishwasher. Just off the kitchen, an additional space offers room for all your culinary essentials.

Continuing from the kitchen, the sunroom provides a bright and airy outlook onto the rear garden, with sliding doors that open onto the beautifully presented outdoor space. This sunroom is perfect for relaxing and enjoying the view.

An added bonus is the separate utility room, complete with additional units, an extra sink, and plumbing for a washing machine and dryer. This area conveniently connects to the garage, which offers ample storage space and is equipped with power, lighting, and an electric roller door.

The ground floor also features two of the four double bedrooms, each with ample furniture space and built-in wardrobes. The main bathroom is a true highlight, featuring a luxurious white four-piece suite, including a walk-in shower, W.C., vanity sink, and freestanding bath, all complemented by chrome fittings and stylish tiled walls and flooring.

To the first floor, you will find two further generously proportioned double bedrooms, each boasting charm and character. The rooms feature exposed beams, neutral décor, and Velux windows. Bedroom two also includes convenient eaves storage and built-in wardrobes, offering ample space for all your storage needs.

Completing the first floor is a stylish and practical second shower room, an ideal addition for a busy family home. This modern space boasts a tile floor, walk-in shower, pedestal sink, W.C., and elegant chrome fixtures, providing both functionality and sophistication.



Kitchen



Utility Room



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

Outside & Parking Externally, the property features meticulously maintained front and rear gardens, showcasing a stunning variety of vibrant flowers and shrubs that will delight any gardening enthusiast.

At the front of the property, you will find a gated entrance leading to a low-maintenance driveway that can accommodate multiple vehicles. Adjacent to the driveway is a well-kept lawn area, complemented by a paved pathway that guides you to the front door.

The rear garden is a private oasis, offering a surprisingly spacious area for relaxation and entertainment. It is beautifully paved and includes a raised seating area, ideal for enjoying the warm summer months. The enclosed garden ensures a sense of privacy, making it perfect for outdoor gatherings, family activities, or simply unwinding in a tranquil setting.

Directions From the Hackney & Leigh Carnforth office, turn left and follow the road out to Warton. Proceed through the Main Street of Warton, taking the right turn into Borwick Lane and proceed down Borwick Lane. The property can be located on the left hand side.

What3Words //surcharge.needed.sang

Accommodation with approximate dimensions

Living Room 11' 10" x 15' 9" (3.61m x 4.8m)

Dining Room 11' 10" x 10' 1" (3.61m x 3.07m)

Kitchen 11' 9" x 10' 0" (3.58m x 3.05m)

Sun Room 14' 9" x 6' 2" (4.5m x 1.88m)

Utility 10' 0" x 6' 0" (3.05m x 1.83m)

Garage 14' 3" x 9' 10" (4.34m x 3m)

Bedroom One 18' 5" x 11' 11" (5.61m x 3.63m)

Bedroom Two 15' 10" x 11' 10" (4.83m x 3.61m)

Bedroom Three 15' 8" x 11' 11" (4.78m x 3.63m)

Bedroom Four 14' 1" x 9' 10" (4.29m x 3m)

Property Information

Services Mains gas, water and electricity.

Council Tax Band E - 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.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bathroom



Front Garden



Rear Garden



Rear Garden

Request a Viewing Online or Call 01524 737727

Meet the Team

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Borwick Lane, Warton, Carnforth, LA5



Access To Eaves

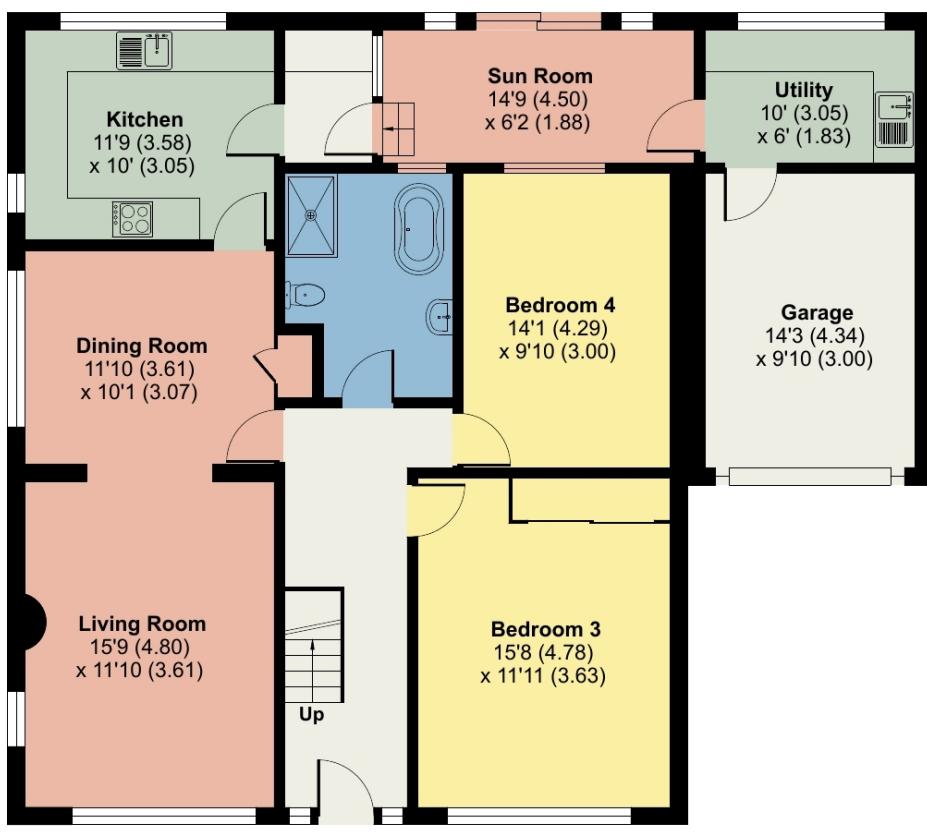
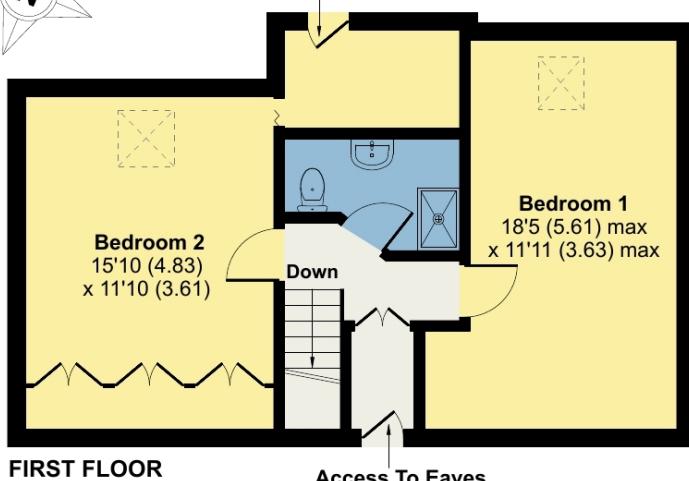
Approximate Area = 1754 sq ft / 163 sq m

Garage = 140 sq ft / 13 sq m

Total = 1894 sq ft / 176 sq m

For identification only - Not to scale

Denotes restricted head height



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2024.
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