



## 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  
Perfect Family Home  
Sought After Village Location  
Garage and Off Street Parking  
Close to a Well Regarded Primary School  
Scenic Walks on your Doorstep  
Superfast Broadband Available\*



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

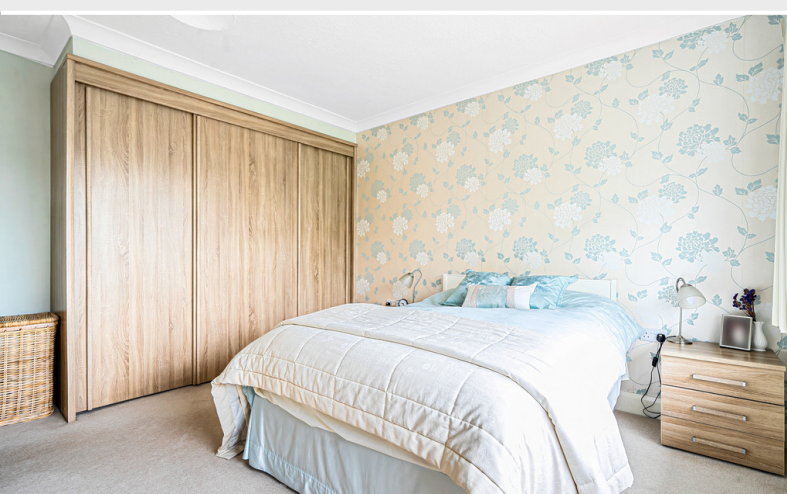




Bedroom One



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

## Laura Hizzard

Property Marketing Consultant

Tel: 01524 737727  
Mobile: 07464 545687  
laurahizzard@hackney-leigh.co.uk



## Keira Brown

Sales Team

Tel: 01524 737727  
carnforthsales@hackney-leigh.co.uk



## Kirsty Roberts

Sales Team

Tel: 01524 737727  
carnforthsales@hackney-leigh.co.uk



## Alan Yates

Viewing Team

Tel: 01524 737727  
carnforthsales@hackney-leigh.co.uk



## Jo Thompson

Lettings Manager

Tel: 01539 792035  
Mobile: 07779 771146  
jthompson@hackney-leigh.co.uk



Viewings available 7 days a week  
including evenings with our  
dedicated viewing team  
Call **01524 737727** or request  
online.



**Book Online Now**



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: [carnforthsales@hackney-leigh.co.uk](mailto:carnforthsales@hackney-leigh.co.uk)

# Borwick Lane, Warton, Carnforth, LA5



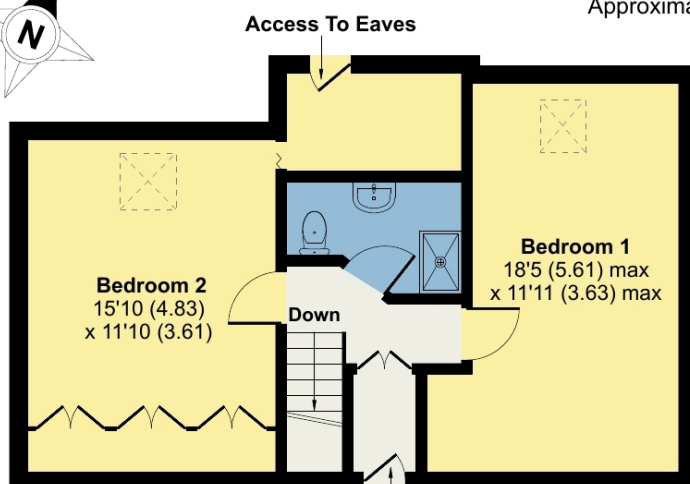
Approximate Area = 1754 sq ft / 163 sq m

Garage = 140 sq ft / 13 sq m

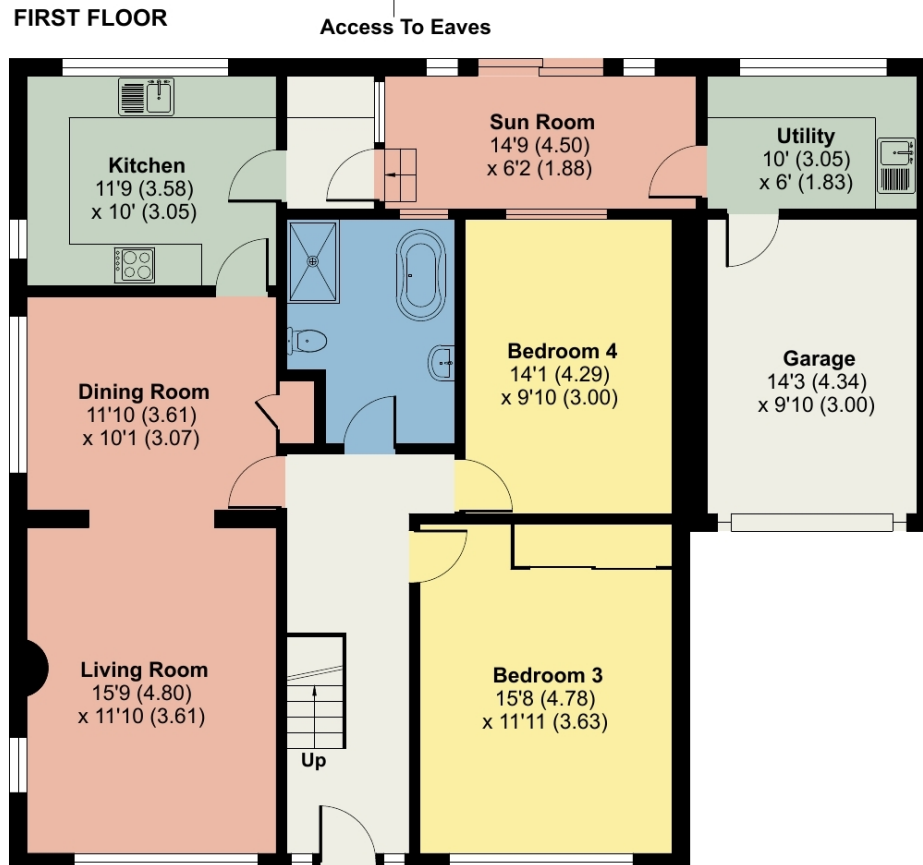
Total = 1894 sq ft / 176 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1151447

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 03/07/2024.

Request a Viewing Online or Call 01524 737727