



## Bolton Le Sands

£495,000

5 Bye Pass Road, Bolton Le Sands, Carnforth, Lancashire, LA5 8JA

Situated in the heart of Bolton Le Sands, 5 Bye Pass Road is an exceptional detached dormer bungalow that boasts expansive living areas on a generous plot. With four/five bedrooms, multiple reception rooms, ample off-street parking, a beautiful rear garden, and a detached double garage, this home offers the perfect blend of space, style, and comfort.

### Quick Overview

Four/Five Bedroom Detached Dormer Bungalow  
 Located in the Heart of Bolton Le Sands Village  
 Three Reception Rooms  
 Well Presented Throughout  
 Private Rear Garden with Access onto Lancaster Canal  
 Detached Double Garage and Driveway  
 Walking Distance to Local Amenities  
 Close to a Well Regarded Primary School  
 Perfect Family Home  
 Ultrafast Broadband Available\*



5



3



3



E



Ultrafast  
Broadband



Driveway &  
Double Garage

Property Reference: C2432



Living Room



Conservatory



Kitchen



Kitchen

**Location** The popular village of Bolton Le Sands is 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 through the porch into the entrance hall, where modern wood finishes create a warm and inviting atmosphere. The main living area features a striking log-burning fire and seamless access to the conservatory. This cosy retreat transforms into the perfect entertaining space during the summer, with double doors from the conservatory opening to the rear garden.

The heart of this home is the kitchen dining room, showcasing a charming shaker-style kitchen with a tile backsplash and tiled floor. Equipped with a Neff hob, Beko oven, extractor, and space for a free-standing fridge freezer, the kitchen also leads to a separate utility space and downstairs W.C. This area, with plumbing for a washing machine and direct garden access, also makes an ideal boot room.

Also on the ground floor, you'll find two additional reception rooms, versatile enough to serve as a home office, hobby room, or children's playroom, offering ample space to suit your lifestyle needs.

Two of the four double bedrooms are also situated on the ground floor. Each room is beautifully presented with a front outlook, and one boasts ample built-in wardrobes.

Completing the ground floor is the main bathroom, sleek and stylish, featuring a grey vanity sink, waterfall shower head with aqua panelling surround, and chrome finishings.

Continue up the stairs and you will discover two further double bedrooms, each thoughtfully designed for comfort and style. There is also an additional reception room, a versatile space that can serve as a further living area or be easily used as an extra bedroom. Completing the first floor is a modern shower room, an added bonus to this beautiful family home.

**Outside & Parking** Externally, the property features a spacious, low-maintenance driveway that can accommodate multiple vehicles with ease. The front garden is beautifully landscaped with a lawn bordered by mature shrubs, offering a charming first impression. Additionally, a fantastic double garage provides ample storage.

The rear garden is a private oasis, enclosed by trees that offer seclusion and provide access to the canal behind. This serene



Garden



Rear Garden



Rear Garden



Snug



Study



Reception Room/Bedroom Five

outdoor space includes a patio area perfect for entertaining and alfresco dining. An array of vibrant flowers and shrubs add colour, while a tranquil pond completes the picturesque setting. This garden is designed for both relaxation and outdoor enjoyment, making it the perfect complement to this exceptional family home.

**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 passing The Royal pub, where you will find the property located on your left hand side.

**What3Words** [///snowballs.shutting.saving](https://www.what3words.com/snowballs.shutting.saving)

**Accommodation with approximate dimensions**

**Living Room** 14' 0" x 11' 10" (4.27m x 3.61m)

**Snug** 11' 9" x 9' 11" (3.58m x 3.02m)

**Study** 9' 0" x 8' 3" (2.74m x 2.51m)

**Conservatory** 12' 8" x 11' 2" (3.86m x 3.4m)

**Kitchen Dining Room** 21' 10" x 11' 0" (6.65m x 3.35m)

**Utility** 5' 3" x 5' 3" (1.6m x 1.6m)

**Bedroom One** 13' x 13' (3.96m x 3.96m)

**Bedroom Two** 14' 2" x 13' 3" (4.32m x 4.04m)

**Bedroom Three** 12' 11" x 11' 11" (3.94m x 3.63m)

**Bedroom Four** 12' 1" x 10' 2" (3.68m x 3.1m)

**Bedroom Five/Reception Room** 11' 11" x 9' 10" (3.63m x 3m)

**Double Garage** 20' 6" x 18' 6" (6.25m x 5.64m)

**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).



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

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# Meet the Team

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# Bye Pass Road, Bolton Le Sands, Carnforth, LA5

Approximate Area = 1964 sq ft / 182.5 sq m

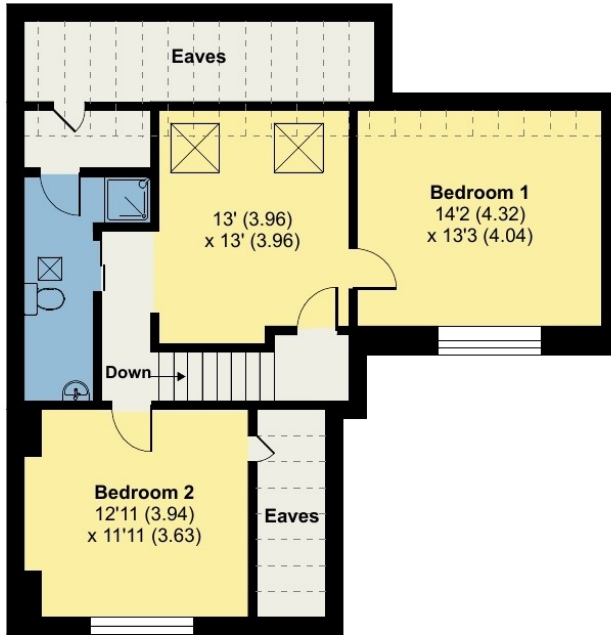
Limited Use Area(s) = 203 sq ft / 18.8 sq m

Garage = 385 sq ft / 35.8 sq m

Outbuilding = 78 sq ft / 7.2 sq m

Total = 2630 sq ft / 244.3 sq m

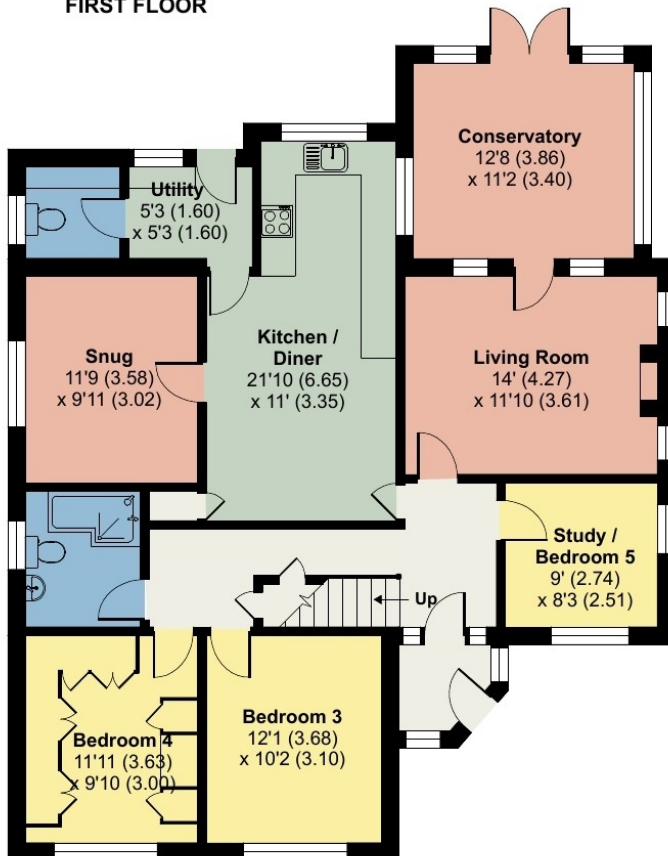
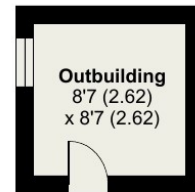
For identification only - Not to scale



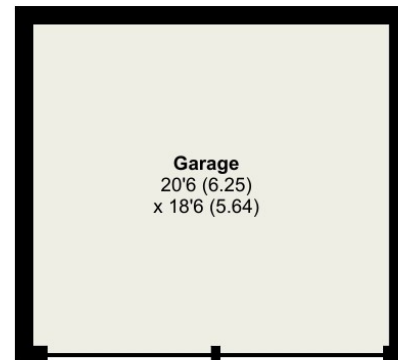
FIRST FLOOR



Denotes restricted head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2024. Produced for Hackney & Leigh. REF: 1166634

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