



# Warton

£250,000

49 Sand Lane, Warton, LA5 9NJ

Located in an Area of Outstanding Natural Beauty, 49 Sand Lane is the perfect family home, exuding traditional charm and awaiting its new owners' personal touch. With countryside views at both the front and rear, the property offers three bedrooms, additional loft space, off-street parking, and a beautifully maintained rear garden.

## Quick Overview

- Charming Semi Detached House
- Located in Sought After Village of Warton
- Countryside Views from your Garden
- Off Street Parking and Garage
- Popular Residential Location
- Perfect Family Home
- Boarded Loft Access and Undercroft Storage
- Nearby Bus, Rail and M6 Links
- Close to a Well Regarded Primary and Secondary Schools
- Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Off Street Parking  
& Garage

Property Reference: C2249





Garden



Living Room



Living 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** As you step into this charming traditional home, you'll immediately feel its warmth and character. To your right, the expansive living room stretches the full length of the house, flooded with light by the dual-aspect windows. A stunning bay window provides a cosy spot to sit and enjoy views of the garden and the fields beyond.

The kitchen, while fully functional, is ready for a refreshing update and transformation. It offers convenient access to the garden, along with plumbing for a washing machine and a practical storage cupboard.

On the first floor, you'll find three generously sized bedrooms. Bedrooms one and three overlook the front of the house, offering lovely countryside views. Bedroom one also features a ladder access to a fully boarded loft space, carpeted and ideal for additional storage. Bedroom two boasts ample built-in wardrobes and views to the rear, while bedroom three is a comfortable single and includes another built-in storage cupboard.

Completing the first floor is a traditional bathroom, featuring a three-piece suite with a vanity sink, toilet, and bath with an overhead shower and tiled surround.



**Outside & Parking** Externally, the property offers scenic views from every angle and features ample off-street parking. Its charming walled front garden with gated access enhances its appeal, while a detached garage adds convenience. At the rear, you'll find a well-maintained lawn area complemented by a patio, mature shrubs, and a stone wall that has an open outlook onto picturesque fields.

**Directions** From the Hackney & Leigh Carnforth Office, turn left and proceed out of Carnforth towards Warton. On entering the Village of Warton, take the second turning on the left on to Sand Lane, proceed along the road go past the garage over the brow of the hill and a little further along the property can be found on the left hand side.

**What3Words** ///awaiting.recording.occupations

**Accommodation with approximate dimensions**

**Living Room** 29' 4" x 10' 10" (8.94m x 3.3m)

**Kitchen** 11' 8" x 6' 5" (3.56m x 1.96m)

**Bedroom One** 13' 9" x 10' 11" (4.19m x 3.33m)

**Bedroom Two** 11' 5" x 9' 8" (3.48m x 2.95m)

**Bedroom Three** 7' 6" x 6' 3" (2.29m x 1.91m)

**Loft Space** 15' x 12' 3" (4.57m x 3.73m)

**Garage** 24' 4" x 11' 0" (7.42m x 3.35m)

**Property Information**

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

**Council Tax** Band C - 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.



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

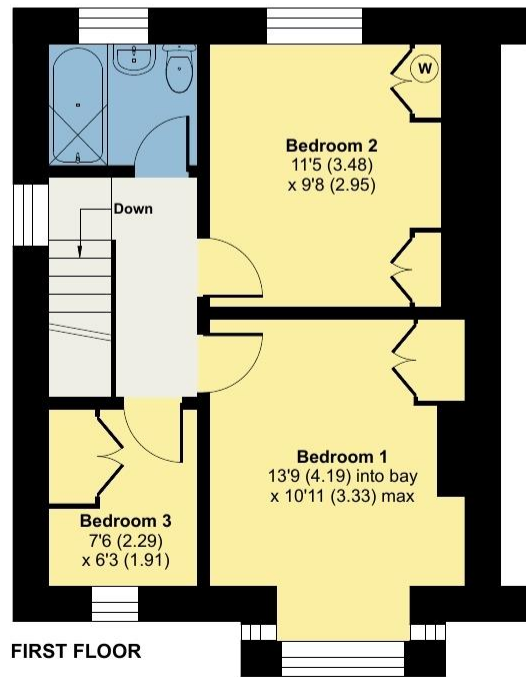
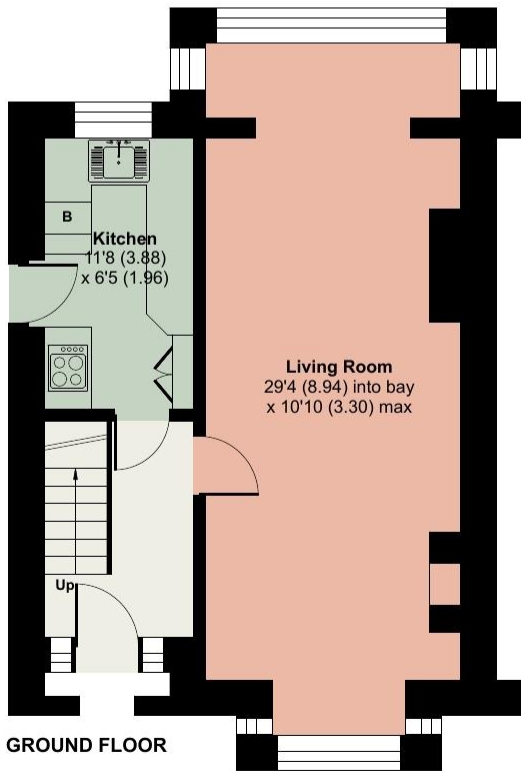
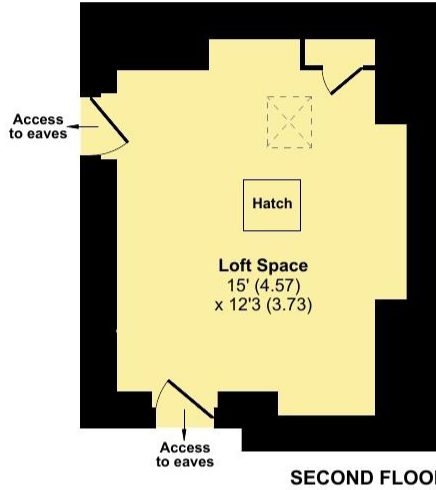
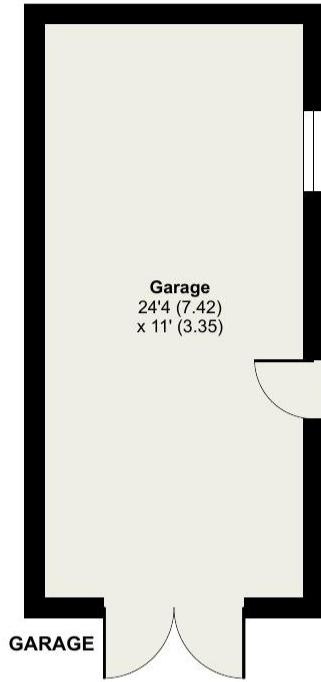
# Sand Lane, Warton, Carnforth, LA5

Approximate Area = 1052 sq ft / 97.7 sq m

Garage = 268 sq ft / 24.9 sq m

Total = 1320 sq ft / 122.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hackney & Leigh. REF: 1190433

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