



Warton

£265,000

38 Croftlands, Warton, Carnforth, LA5 9QA

Located in the sought-after village of Warton, this beautifully presented mid-terraced home boasts generous living space, making it the perfect move-in-ready family property. Ideally situated, it offers easy access to walking trails, the M6 motorway, well regarded schools, and excellent transport links.

Quick Overview

Well Presented Family Home
Located in the Sought After Village of Warton
Four Double Bedrooms
Off Street Parking
Open Plan Kitchen Dining Room
No Chain Delay
Well Regarded Primary School Nearby
Close to Local Amenities and Transport Links
Scenic Walks on your Doorstep
Superfast Broadband Available*



4



2



1



D



Superfast
Broadband



Driveway

Property Reference: C2484



Entrance Hall



Living Room



Living Room



Kitchen Dining Room

Step into this welcoming hallway, where you'll find a convenient walk-in storage cupboard to your right. To the left, continue into the stylishly presented L-shaped open-plan kitchen dining room. This modern space features a range of shaker style base and wall units, complemented by granite worktops. It is equipped with an array of integrated appliances, including an oven, hob, fridge, and dishwasher. There's ample room for a dining table and chairs, as well as a practical understairs storage cupboard.

Continue through to the cosy living room, a warm and inviting space featuring a charming focal fireplace. A large window overlooking the rear of the property allows natural light to flood the room, creating a bright and airy atmosphere.

The ground floor also features a separate utility area located just off the kitchen. This practical space offers additional countertop surfaces, plumbing for a washing machine, and room for a dryer. It provides access to the rear garden and leads into a spacious inner hallway, ideal for use as a home office. From here, you'll find a handy downstairs toilet finished with tongue and groove panelling and a versatile additional reception room, which could be easily used as a fourth bedroom or utilised to suit your lifestyle needs.

On the first floor, you'll find three generously sized double bedrooms, each tastefully decorated and feature built-in wardrobe space. Completing this level is the main bathroom, elegantly designed with marble-effect tiled walls and complementary grey flooring. The bathroom includes a bath with an overhead shower and a pedestal sink, while the toilet is situated separately on the landing.

Externally, the front of the property features a low-maintenance paved driveway, providing off-street parking.

To the rear, you'll find a beautifully maintained, south-facing garden that enjoys plenty of sunlight-a true suntrap. The thoughtfully landscaped patio offers an ideal space for relaxation and entertaining, leading to a neatly lawned area with charming flower bed borders. Additionally, the garden boasts a workshop shed, complete with power and lighting, perfect for various uses. Side access to the property is available via a shared ginnel.



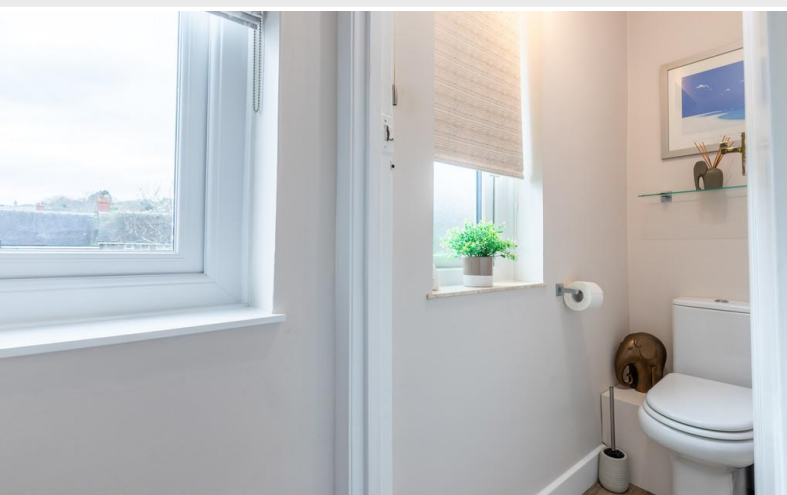
Kitchen Dining Room



Kitchen Dining Room



Bathroom



W.C.



Bedroom One



Bedroom Two

Accommodation with approximate dimensions

Living Room 14' 5" x 12' 2" (4.39m x 3.71m)

Kitchen 12' 9" x 8' 10" (3.89m x 2.69m)

Dining Room 8' 10" x 8' 10" (2.69m x 2.69m)

Utility 7' 3" x 5' 3" (2.21m x 1.6m)

Downstairs W.C.

Bedroom One 14' 7" x 11' 2" (4.44m x 3.4m)

Bedroom Two 13' 7" x 7' 10" (4.14m x 2.39m)

Bedroom Three 11' 2" x 7' 7" (3.4m x 2.31m)

Bedroom Four 11' 2" x 9' 10" (3.4m x 3m)

Bathroom

Property Information

Tenure Freehold

Council Tax Band B

Services Mains gas, electricity, water and drainage. Superfast broadband available.

We understand the property has a flying freehold with the adjoined neighbouring property, please contact the sales team for further information.

Energy Performance Certificate EPC Rating D. The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions From the Hackney & Leigh Carnforth office, turn left and follow the road out towards Warton. Proceed through the Main Street of Warton, passing the right hand turn into Borwick Lane. Take the left hand turning into Croftlands, take your first right and follow the road round where the property is located on the left hand side.

What3Words ///juggle.starred.deflated

Viewings Strictly by appointment with Hackney & Leigh Carnforth Office.

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Bedroom Three



Bedroom Four



Garden



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
jonthompson@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
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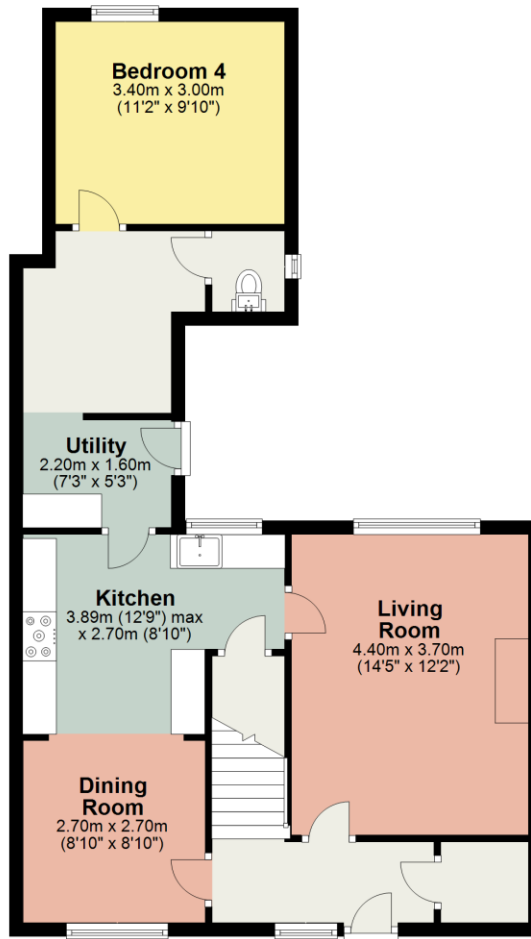


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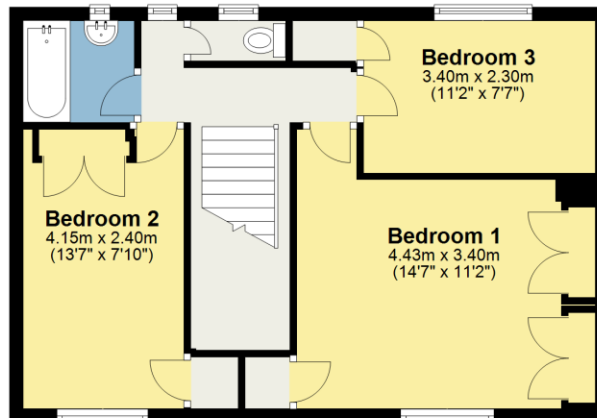
Ground Floor

Approx. 65.2 sq. metres (701.9 sq. feet)



First Floor

Approx. 60.8 sq. metres (654.4 sq. feet)



Total area: approx. 126.0 sq. metres (1356.3 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

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