



Bolton Le Sands

£250,000

16 Merefell Road, Bolton Le Sands, Carnforth, LA5 8EX

Welcome to 16 Merefell Road, a well-presented detached bungalow ideally positioned within the highly sought-after village of Bolton-le-Sands. Offering versatile and spacious accommodation throughout, this attractive home boasts two generous double bedrooms and two reception rooms, making it perfectly suited to downsizers, families, or those seeking comfortable single-storey living in a desirable village setting.

Quick Overview

- Detached Bungalow
- Two Double Bedrooms
- Living Room & Conservatory
- Single Storey Living
- Easy to Maintain Gardens
- Array of Walks from your Doorstep
- Sought After Village Location
- Close to Local Amenities
- Ample Off Road Parking
- Ultrafast Broadband Available*



Ultrafast
Broadband



Off Road
Parking

Property Reference: C2606



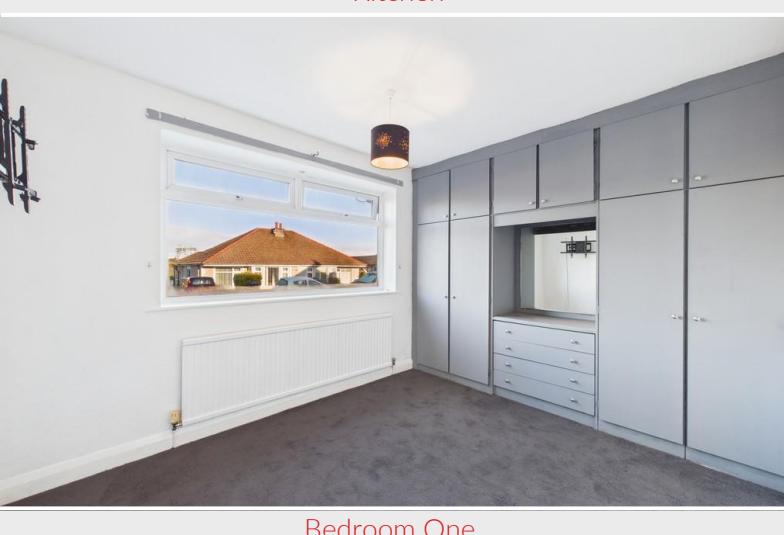
Living Room



Kitchen



Kitchen



Bedroom One

The property combines well-proportioned rooms with a practical layout and pleasant outdoor space, creating a home that is both welcoming and functional.

Bolton-le-Sands is a highly regarded and picturesque village, well known for its strong community feel and excellent local amenities. The village offers a range of shops, cafes, pubs, and well-regarded schools, making it popular with families and retirees alike. Scenic coastal walks and countryside are close by, while excellent transport links provide easy access to Lancaster, Morecambe, and the M6 motorway, making this an ideal location for both commuters and those seeking a quieter village lifestyle.

Entering through the Porch, to the left is the bright and spacious living room, a wonderful space for relaxing or entertaining friends and family. Two large windows flood the room with natural light, while the electric fire adds warmth and ambiance, creating a cozy atmosphere.

Flowing through the property, the modern kitchen is fitted with a range of wall and base units, a stainless steel sink, induction hob with extractor, and an integrated oven. There is space for a fridge/freezer and washing machine, and the boiler is also housed here. The kitchen provides access into the conservatory, which serves as an excellent second reception room. This versatile space is ideal for dining, entertaining, or simply enjoying views of the garden, with direct access to the rear garden making it perfect for summer months.

The bungalow offers two well-proportioned double bedrooms, both benefiting from large windows that allow plenty of natural light to flow through. One of the bedroom further benefits from integrated storage and a dressing area, adding to the practicality of the space. The bathroom is fitted with a built-in bath and wash basin and is partially tiled, while a separate WC is conveniently located next door.

Externally, the property continues to impress. To the front, there is ample off-road parking alongside a low-maintenance stoned garden. To the rear is an enclosed garden, featuring a combination of paving and artificial grass, providing a private and easy-to-maintain outdoor space. A garage offers additional storage or further parking, with an electric up and over door, adding to the overall appeal of the home.

This is a property you don't want to miss.

Accommodation (with approximate dimensions)

Porch 4' 5" x 3' 10" (1.35m x 1.17m)

Entrance Hall 12' 3" x 3' 10" (3.73m x 1.17m)

Living Room 12' 0" x 16' 1" (3.66m x 4.9m)

Kitchen 11' 9" x 10' 3" (3.58m x 3.12m)

Bedroom One 11' 9" x 10' 4" (3.58m x 3.15m)

Bedroom Two 11' 10" x 9' 9" (3.61m x 2.97m)

WC 5' 3" x 2' 10" (1.6m x 0.86m)

Bathroom 7' 2" x 4' 11" (2.18m x 1.5m)

Conservatory 12' 9" x 5' 10" (3.89m x 1.78m)

Garage 9' 3" x 17' 8" (2.82m x 5.38m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water and electricity.

Council Tax Band C - Lancaster City Council.

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

Directions From Carnforth town centre, head south on Market Street (A6) towards Lancaster. Continue for approximately 1.5 miles. Upon entering Bolton-le-Sands, turn right onto Mill Lane. Proceed along Mill Lane taking your fourth right onto Merefell Road, where number 16 is located on the right-hand side and can be located by our Hackney & Leigh 'For Sale' Sign.

What3Words ///tortoises.help.easily

Viewings Strictly by appointment with Hackney & Leigh.



Bedroom Two



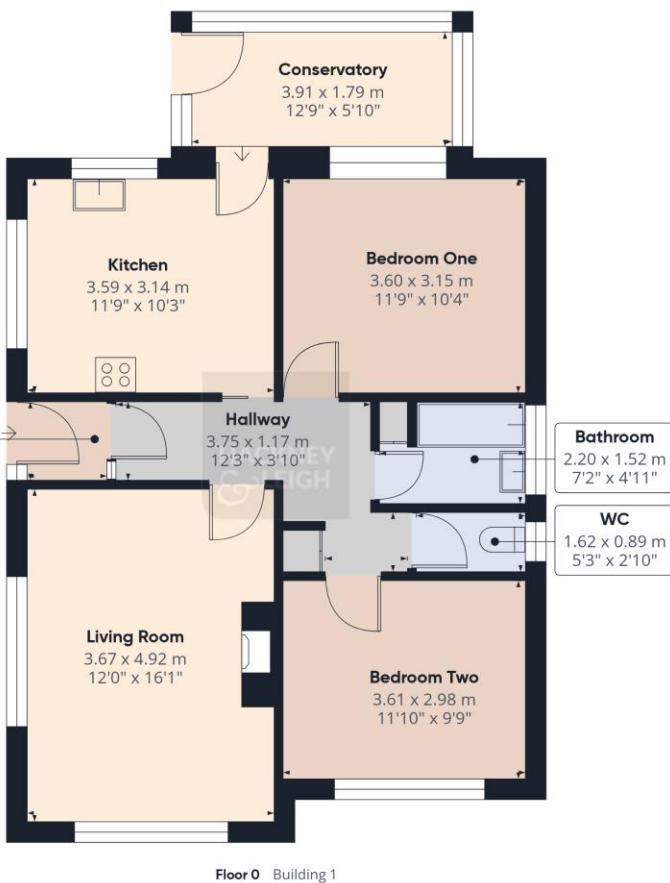
Bathroom



Conservatory



Garden



Approximate total area⁽¹⁾
86.6 m²
932 ft²

Floor 0 Building 2

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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