



Bolton Le Sands

£245,000

49 Mill Lane, Bolton Le Sands, Carnforth, Lancashire, LA5 8EU

49 Mill Lane is an attractive, detached true bungalow, positioned in the heart of the highly sought-after village of Bolton-le-Sands. Offering the ease of single-level living, this delightful home is perfectly suited to a range of buyers, from those looking to downsize in comfort to anyone seeking a peaceful village lifestyle without compromising on convenience. The property enjoys both front and rear gardens, ample off-road parking, and the added benefit of a garage, creating a home that is as practical as it is inviting. EPC Band D

Quick Overview

- Detached True Bungalow
- Two Double Bedrooms
- Conservatory to the Rear
- Easy to Maintain Gardens
- Sought-after Village Location
- Excellent Transport Links
- Local Garden Centre On Doorstep
- Close to Local Amenities
- Off Road Parking
- Ultrafast* Broadband Available



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Ultrafast
Broadband



Off Road
Parking

Property Reference: C2618



Entrance Hall



Living Room



Kitchen



Conservatory

Bolton-le-Sands is a thriving and welcoming coastal village, highly regarded for its strong sense of community and excellent local amenities. Residents enjoy a selection of independent shops, cafés, garden centres, and a pharmacy, all within comfortable walking distance. The village also benefits from convenient transport links, providing easy access to nearby towns and the M6, while the nearby canal and coastline offer scenic walks and outdoor leisure opportunities. Combining village charm with everyday convenience, Bolton-le-Sands remains one of the area's most desirable locations.

Upon entering through the front door, you are welcomed into a bright and spacious hallway that sets the tone for the rest of the property. To the left, the cosy yet generously proportioned living room benefits from dual-aspect windows, allowing natural light to pour in throughout the day and creating a warm, uplifting space in which to relax. A charming feature fireplace provides a focal point to the room, offering both character and comfort during the cooler months, the perfect setting to unwind after a busy day.

Flowing seamlessly through the home, the kitchen is thoughtfully designed with a range of wall and base units, complementary work surfaces and tiled splashbacks. Dual-aspect windows enhance the sense of light and space. Integrated appliances include a fridge/freezer, oven, four-ring gas hob, and a 1.5 stainless steel sink with drainer, while there is additional space for a washer/dryer and dishwasher. From the kitchen, access leads into the conservatory, a versatile and welcoming addition to the home. Overlooking the garden, this bright and airy space is ideal as a dining area, snug, or peaceful retreat, perfect for entertaining friends and family or simply enjoying a quiet moment to yourself.

The bungalow offers two well-proportioned double bedrooms, each appointed with integrated furniture to maximise storage and functionality. One bedroom features fitted wardrobes along with a dressing table and bedside tables, while the other benefits from a wardrobe and chest of drawers. The contemporary bathroom is fitted with a shower enclosure, vanity sink unit, and WC, offering a sleek and practical finish.

Externally, the property continues to impress. The front and rear gardens are designed for ease of maintenance while still providing pleasant outdoor space to enjoy. Ample off-road parking ensures convenience for homeowners and visitors alike, and the garage offers valuable additional storage or the exciting potential to be adapted as a garden office, hobby room, or home gym.

Accommodation with approximate dimensions

Vestibule 4' 5" x 4' 1" (1.35m x 1.24m)

Entrance Hall 12' 7" x 3' 1" (3.84m x 0.94m)

Living Room 12' x 15' 11" (3.66m x 4.85m)

Kitchen 12' x 10' 4" (3.66m x 3.15m)

Bedroom One 11' 11" x 10' 5" (3.63m x 3.18m)

Bedroom Two 12' 1" x 9' 10" (3.68m x 3m)

Bathroom 7' 3" x 8' 4" (2.21m x 2.54m)

Conservatory 15' 1" x 8' 11" (4.6m x 2.72m)

Garage 10' 2" x 18' (3.1m x 5.49m)

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 the Hackney & Leigh Carnforth Office head up Market Street and turn right at the traffic lights onto Lancaster Road. Follow the road out of Carnforth, straight over at the mini roundabout, into Bolton le Sands. The turning for Mill Lane is the third on the right, from here follow the road along and the property can be found on the left hand side and be located by our for sale sign.

What3Words ///downhill.bleaker.takeovers

Viewings Strictly by appointment with Hackney & Leigh.

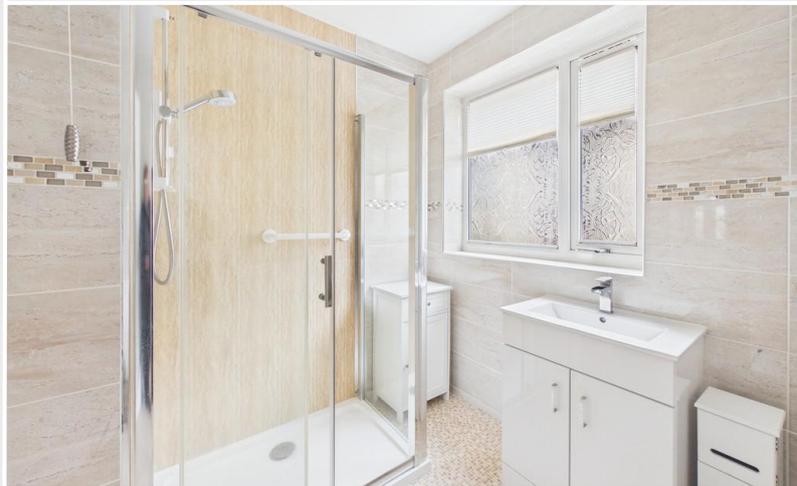
Fixtures & Fittings The Bosch washing machine and the dishwasher will be included in the sale.



Bedroom One



Bedroom Two



Bathroom



Garden



Approximate total area^m
 97.2 m²
 1046 ft²

(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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Anti-Money Laundering Regulations 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).

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 21/02/2026.