



Bolton Le Sands

£275,000

8 Hawthorn Road, Bolton Le Sands, Carnforth, LA5 8EY

8 Hawthorne Road is an impressive detached true bungalow, perfectly positioned in the heart of Bolton-le-Sands. Offering three generously sized bedrooms, stylish open-plan living, and a beautifully maintained rear garden, this home will appeal to a wide range of buyers, from families seeking flexible space, to those looking to downsize without compromise or enjoy the ease of single-level living.

Quick Overview

Detached True Bungalow
Three Bedrooms
Open Plan Kitchen Diner
Excellent Rear Garden
No Chain Delay
Sought After Village Location
Great Transport Links
Scenic Walks Nearby
Off Road Parking
Ultrafast Broadband Available*



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Ultrafast
Broadband



Off Road
Parking

Property Reference: C2636



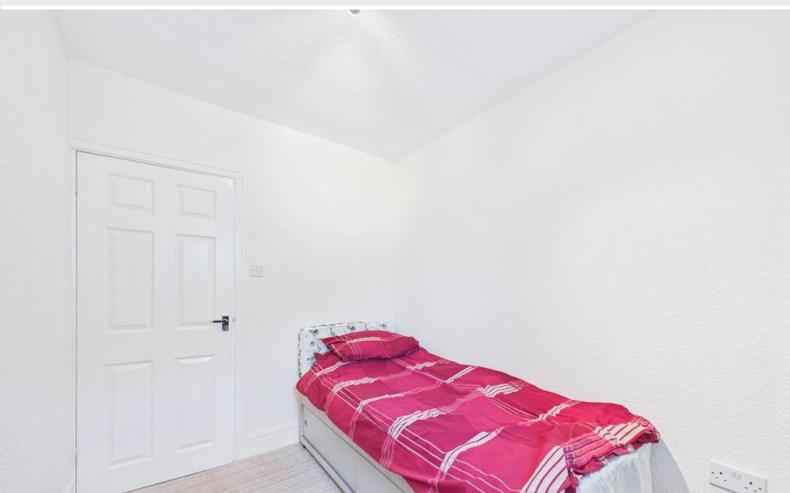
Entrance Hall



Bedroom One



Bedroom Two



Bedroom Three

Bolton-le-Sands is a highly desirable coastal village, offering a wonderful blend of community charm and everyday convenience. With a selection of local shops, cafés, and amenities, as well as scenic canal-side walks and easy access to Morecambe Bay, the area is perfect for those who enjoy an active, outdoor lifestyle. Excellent transport links, including nearby access to the M6 and rail connections, make it an ideal location for commuters, while the nearby city of Lancaster provides a wider range of shopping, dining, and leisure facilities.

Step inside via the welcoming vestibule, ideal for coats and shoes, which leads seamlessly into the main accommodation. To the right, the principal bedroom is a spacious double, enhanced by a front-facing bay window and fitted wardrobes. Bedrooms two and three are also doubles, each benefitting from pleasant side aspects. The modern bathroom features a walk-in bath with overhead shower, vanity unit with wash basin, and WC.

At the heart of the home lies the stunning open-plan kitchen diner, designed with both style and functionality in mind. The kitchen is fitted with an extensive range of neutral wall and base units, complemented by wood-effect worktops. High-spec integrated appliances include twin Neff ovens with Slide&Hide doors, a warming drawer, and an induction hob with a discreet extractor. There is ample space for a freestanding fridge/freezer, while a separate utility room provides space for laundry appliances and houses the boiler. The dining area comfortably accommodates a large table and enjoys delightful views over the rear garden, with an abundance of natural light pouring in through large windows and patio doors. A separate living room offers a cozy yet bright retreat, with further patio doors opening onto the garden, perfect for relaxing or entertaining.

Externally, the property continues to impress. The generous rear garden features a paved patio ideal for al fresco dining, alongside a well-kept lawn, perfect for children and pets. A shed and summerhouse provide additional storage and versatile outdoor space. To the front, a driveway offers off-road parking for multiple vehicles, complemented by a neat lawned garden.



Bedroom One



Bathroom



Living Room



Living Room



Kitchen/Diner



Kitchen/Diner

Accommodation (with approximate dimensions)

Vestibule 6' 9" x 3' 9" (2.06m x 1.14m)

Entrance Hall 6' 6" x 4' 2" (1.98m x 1.27m)

Bedroom One 12' 10" x 11' 11" (3.91m x 3.63m)

Bedroom Two 9' x 9' 6" (2.74m x 2.9m)

Bedroom Three 7' 3" x 9' 6" (2.21m x 2.9m)

Bathroom 7' 3" x 5' 1" (2.21m x 1.55m)

Utility 4' 4" x 5' 2" (1.32m x 1.57m)

Kitchen/Diner 27' 6" x 7' 10" (8.38m x 2.39m)

Living Room 14' 9" x 10' 2" (4.5m x 3.1m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Services Mains gas, water and electricity.

Council Tax Band D - 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 into Bolton Le Sands. A short way along turn right onto Mill Lane, take the third right onto Hawthorne Road, where the property is on your right and can be located by our 'for sale' sign.

What3Words ///pencil.horns.denim

Viewings Strictly by appointment with Hackney & Leigh.



Kitchen/Diner



Kitchen/Diner



Garden



Garden

Request a Viewing Online or Call 01524 737727

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.

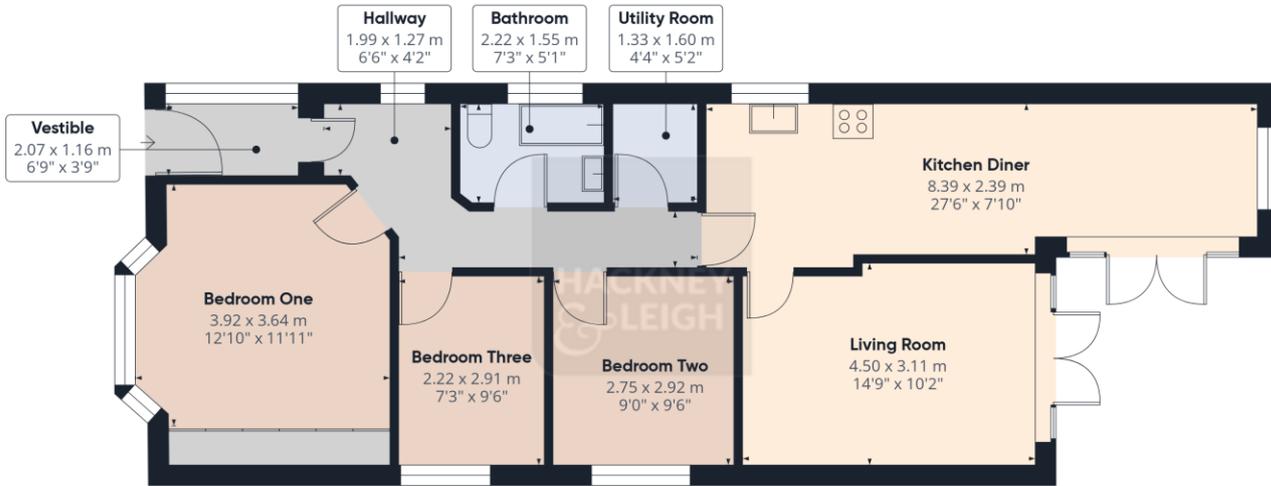


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Approximate total area⁽¹⁾
 81.1 m²
 875 ft²

(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.

GIRAFFE 360



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