

Bolton Le Sands

£280,000

19 Meadow Drive, Bolton Le Sands, Carnforth, LA5 8HA

A spacious and versatile three-bedroom semi-detached bungalow, 19 Meadow Drive presents an excellent opportunity for a wide range of buyers and offers significant scope for enhancement. Located in the heart of the highly sought-after village of Bolton-le-Sands, the property combines generous accommodation with a practical and well-connected setting.

Quick Overview

- Semi-Detached Bungalow
- Three Bedrooms
- Generous Living Areas
- Well Maintained Rear Garden
- Suited To Various Buyers
- Well Regarded Schools Nearby
- Quiet Cul-De-Sac Location
- Excellent Transport Links
- Off Road Parking

Ultrafast Broadband Available*



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Ultrafast
Broadband

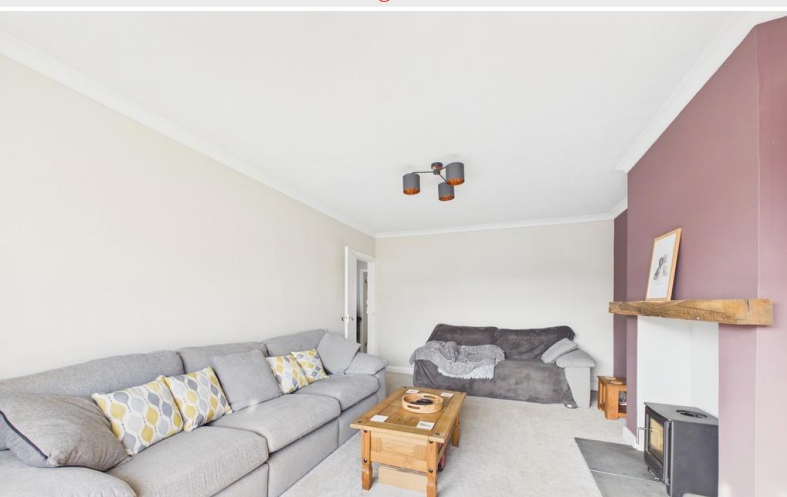


Off Road
Parking

Property Reference: C2629



Living Room



Living Room



Bathroom



Bedroom Three

Bolton-le-Sands is a popular coastal village situated between Lancaster and Carnforth, offering a charming blend of countryside and seaside living. The village provides a range of local amenities including shops, cafes, a primary school and traditional pubs, while enjoying easy access to the scenic Lancaster Canal and nearby coastline. With excellent transport links via the A6 and nearby M6, as well as rail connections from Carnforth station, Bolton-le-Sands is ideally positioned for commuting while retaining a peaceful village atmosphere.

Upon entering, a welcoming hallway leads to a front-facing double bedroom, ideal as a guest room, nursery or home office. The generous living room also enjoys a front aspect and features a charming fireplace, creating a cozy and inviting space for relaxing or entertaining. Moving through the property, the family bathroom is fitted with a bath, WC and wash basin, complemented by partial tiling. The kitchen is well-equipped with a range of wall and base units, work surfaces and integrated appliances including an oven, electric hob with extractor and a 1.5 stainless steel sink. There is ample space for additional appliances, a fridge/freezer and a dining table, with direct access to the rear garden. Completing the ground floor is a well-proportioned double bedroom overlooking the garden, benefiting from useful understairs storage.

The first floor offers a particularly flexible layout, featuring a large open landing that could serve as a snug, study area or be adapted to create a fourth bedroom, subject to the necessary consents. A modern shower room includes a shower enclosure, WC, wash basin and airing cupboard. A further spacious double bedroom with a large side-aspect window completes the upper level.

Externally, the property enjoys a well-maintained rear garden with a combination of lawn and patio areas, ideal for outdoor dining and relaxation. Off-road parking is available, along with a garage providing additional storage.



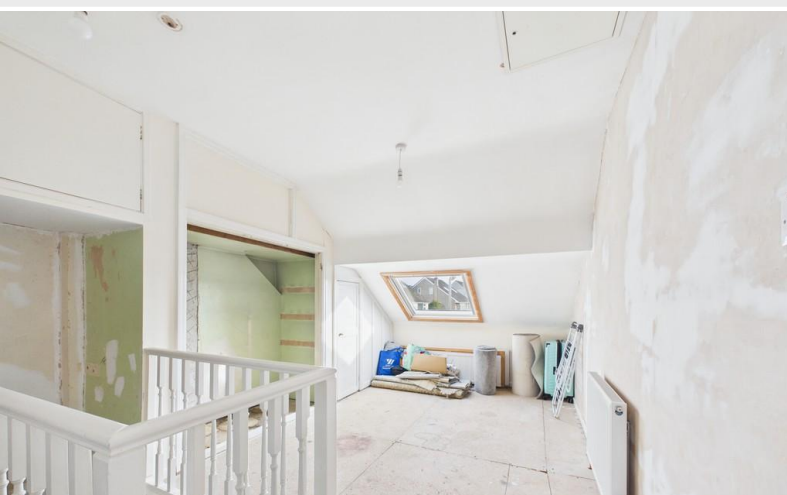
Kitchen



Bedroom One



Kitchen



Landing/Snug



Bathroom Two



Bedroom Two

Accommodation (with approximate dimensions)

Entrance Hallway 6' x 3' 2" (1.83m x 0.97m)

Living Room 12' 4" x 16' 3" (3.76m x 4.95m)

Kitchen 10' 5" x 18' 6" (3.18m x 5.64m)

Downstairs Bathroom 5' 9" x 6' 11" (1.75m x 2.11m)

Bedroom One 12' 1" x 13' 6" (3.68m x 4.11m)

Bedroom Three 10' 6" x 9' 10" (3.2m x 3m)

First Floor

Landing/Snug 9' 1" x 16' 11" (2.77m x 5.16m)

Bedroom Two 10' 9" x 23' 2" (3.28m x 7.06m)

Bathroom Two 7' 11" x 6' 1" (2.41m x 1.85m)

Garage 25' 0" x 10' 0" (7.62m x 3.05m)

Property Information

Tenure Freehold (Vacant possession upon completion).

Service 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. Continue on Lancaster Road following signs for Bolton-Le-Sands for approx 1.5Miles before turning right onto Mill Lane. Take the third left onto Sunnybank Road, then the first Right, Number 19 is situated approx halfway down on your right and can be located by our 'For Sale' sign.

What3Words [///stormy.meanders.buck](https://www.what3words.com/stormy.meanders.buck)

Viewings Strictly by appointment with Hackney & Leigh.



Bedroom Two



Garden



Garden



Garden

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
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Approximate total area^m
 122.4 m²
 1318 ft²

Reduced headroom
 8.8 m²
 95 ft²

(1) Excluding balconies and terraces

Reduced headroom
 Below 1.5 m/5 ft

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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