





The Location

Windermere Road is a quiet residential street on the edge of Bolton-le-Sands, a sought-after village just north of Lancaster. The property offers a peaceful setting with countryside and coastal views, yet remains close to local shops, schools and amenities. Excellent transport links, including quick access to the M6, make commuting simple, while the village and nearby coastline provide plenty of leisure opportunities.

Let's Look Inside

The main living room is designed for both comfort and style, with a sleek inset gas fire and TV creating a focal point. Ambient spotlights and wall lighting give flexibility, while large sliding glass doors open out to a raised glass-fronted balcony – the ideal spot to take in the far-reaching countryside and coastal views. The extended kitchen diner at the rear of the house is equally impressive, offering a large, sociable space with modern fitted cabinetry, generous work surface space and room for a family dining table. An inset coal effect electric fire sits beneath the staircase, maintaining a cosy feel to this bright open plan room. Also on the ground floor is a modern shower room, fitted with a corner enclosure, sink with storage, low flush toilet and heated towel rail. Two double bedrooms complete the level: one currently used as a home gym and hobby room with LVT flooring, and the other a traditional bedroom with carpeted flooring and sliding wardrobes. This arrangement makes the property well suited to multi-generational living.

Carpeted stairs from the kitchen diner lead to a bright landing with a skylight and a versatile open area that can be used as a study, reading nook or hobby space. The main bathroom, fitted just two years ago, features a modern suite including a contemporary bathtub, double shower enclosure, sink with storage, low flush toilet and heated towel rail. Finished with underfloor heating and a Velux skylight, it combines practicality with comfort, making it a pleasure to get ready each day. Two further double bedrooms are found on this floor. The main bedroom to the rear enjoys spectacular views through the triple-glazed window out to the coastline, with ample space for a king-sized bed and wardrobes (available by negotiation). The second double bedroom offers built-in wardrobes and laminate flooring, another comfortable sleeping

space for busy households giving everyone a space to call their own.

Step Outside

The balcony from the living room wraps around the rear of the house with access from both the lounge and the kitchen diner. Steps lead down to the main garden, which includes a large lawn, a paved patio installed four years ago, and an additional gravel seating area – ideal for entertaining. The space is securely fenced, making it child and pet friendly.

To the front, the driveway provides parking for up to five vehicles and leads to a substantial detached garage. The garage has a large workshop area with an up-and-over door to the front, plus a separate rear store room which could be converted into a utility space or home office if desired. Additional storage is available in the extensive undercroft beneath the house, providing easy access to utilities.

Additional Information

Freehold
Council Tax Band D
EPC rating 'D'

Room Sizes

Entrance Porch

7'7" x 7'2" (2.33 x 2.19)

Hall

13'10" x 5'10" (4.23 x 1.80)

Living Room

19'0" x 11'10" (5.80 x 3.63)

Kitchen Diner

28'7" x 11'11" (8.72 x 3.64)

Shower Room

7'10" x 6'2" (2.41 x 1.89)

Bedroom 3

11'10" x 11'8" (3.62 x 3.57)

Bedroom 4

11'11" x 9'8" (3.64 x 2.95)

Landing

12'0" x 9'6" (3.67 x 2.90)

Bathroom

11'8" x 8'4" (3.56 x 2.55)

Bedroom 1

15'2" x 12'0" (4.64 x 3.66)

Bedroom 2

15'5" x 9'8" (4.72 x 2.96)

Office

12'1" x 5'6" (3.69 x 1.69)

Garage

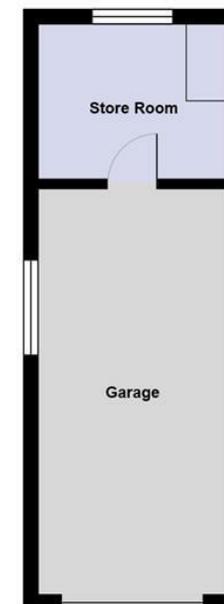
20'0" x 9'4" (6.12 x 2.86)

Store Room

9'1" x 7'7" (2.77 x 2.33)







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		78
81-91	B		
69-80	C		
55-68	D	63	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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