





The accommodation..

This superb home is accessible to the front elevation where the composite door provides access to a welcoming entrance hall. A spacious and well appointed lounge awaits, as does a breathtaking open plan kitchen/breakfast room. The integral garage is currently showing it's versatility by being used as a home office when it could just as easily be a gym or children's play area. The ground floor is completed by a very useful utility room and a handy WC. On the first floor the gorgeous master bedroom flows into an intelligently designed ensuite and there are three further well proportioned bedrooms and a sleek and stylish family bathroom. The accommodation is extremely well designed and very nicely presented by the current owners.

The kitchen

We need to say more about this! It is such a fantastic space - the heart of the home. There are wall and base units with laminate work top surfaces, a one and a half bowl sink and drainer and an electric oven with a separate gas hob and overhead extractor. This is complemented superbly by a range of integrated appliances including a dish washer, a fridge and freezer and contemporary ceiling spotlights provide a very modern finish.

Let's step outside

The property has a comfortable driveway to the front which would hold a couple of vehicles as well as a lawned area with a decorative shrub and planted border. To the rear is a private, enclosed garden, mostly laid to lawn with decking and patio areas and a side access hosting garden sheds.

The location

Situated in the beautiful coastal village of Bolton Le Sands, the property sits close to the imperious Morecambe Bay. This popular location boasts a highly regarded primary school, a handy post office, shops and eateries as well as superb transport links. With access to the M6 motorway via junction 35, and the excellent Bay Gateway nice and easy along the A6, this property is perfectly placed for the commuting professional as well as those looking for an easier pace of life in a quiet area. Neighboring Carnforth provides access to a train station (home of the iconic scene in Brief Encounter) providing you with links to the West Coast Mainline. There are

also several fabulous walks nearby including to the villages of Hest Bank and Slyne via the canal towpath and Warton Crag and the villages of Arnside, Silverdale and Sandside are also local for those looking for something a little further afield.

Services

The property is serviced with gas, electricity, mains water and drainage.

Tenure

The property is Freehold with a title number of LAN235436. We must advise there is a site maintenance fee of circa £400 per annum which contributes to the maintenance of the communal areas of the development.

Council Tax

Band E via Lancaster City Council.

Viewings

Strictly by appointment with Houseclub Estate Agents.

Energy Performance Certificate

The property has a very good B rating for energy efficiency. The certificate is available online or by contacting our friendly sales team.







Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
92 plus	A		91
81-91	B	81	
69-80	C		
55-68	D		
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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