



12 Rydal Road, Bolton Le Sands, Carnforth, Lancashire, LA5 8LH

Boasting spectacular views across the Western Coastline and offering immaculately presented living accommodation throughout, is this stunning three bedroom semi-detached dormer bungalow in Bolton le Sands. An ideal family home, the impressive property provides spacious and contemporary finishes in every room including a desirable four piece ensuite bathroom to the master bedroom, along with a modern fitted kitchen with high quality integral appliances. A sought after location, the Lancashire village of Bolton-le-Sands hugs the western coastline and is surrounded by stunning walks along the sands, canals and across the local countryside. Within the centre there are several independent shops, eateries, a popular pub and local restaurants, as well as supermarkets and other amenities that lie in the nearby market town of Carnforth. It is also conveniently located for commuters with the Bay Gateway in Slyne providing easy access to the M6 and the nearby West Coast mainline train station in Carnforth. The historic city of Lancaster with its bustling high street is also located approximately 5 miles away and provides a wide range of shopping. The internal layout briefly comprises on the ground floor of an entrance hall, a stylish three piece shower room suite, a large double bedroom that can also be used as a second living area if preferred, a modern fitted kitchen and a sizeable lounge / diner that boasts superb bifold doors opening up onto the rear decking. Occupying the first floor are the remaining two double bedrooms, with the master providing an inviting four piece ensuite bathroom and a handy walk in wardrobe located just off the landing. Externally, the mature rear garden is an ideal place to relax with a patio seating area looking out over rolling countryside and a good sized lawn. To the front is a further mature garden and a lengthy driveway provide off road parking, leading into the detached single garage.



Ground Floor

Entrance Hall

9'1" x 9'11" (2.79 x 3.03)

Solid wood flooring, access to under stairs cupboard, double glazed window to front aspect, radiator and ceiling light.

Kitchen

9'2" x 11'10" (2.80 x 3.63)

Modern fitted kitchen with a range of base and wall mounted units, integral appliances including Bosch double oven and grill, microwave, dishwasher, fridge freezer, four ring induction hob, sink and drainer unit. Door leading out to driveway, double glazed window to rear aspect. Open plan to lounge / diner.

Lounge / Diner

11'5" x 19'10" (3.50 x 6.07)

Feature bi-fold doors leading out to the rear decking area and looking over the rear garden, fire place with electric fire, radiators and ceiling lights.

Bedroom Two

11'5" x 13'1" (3.50 x 4.01)

Double bedroom, currently used as a second living area. Double glazed window to front aspect, radiator and ceiling light.

Bathroom

5'4" x 10'7" (1.65 x 3.25)

Three piece suite. Tiled bath with shower over, low flush wc and fitted units with wash hand basin. Tiled flooring, towel radiator, double glazed window to side, ceiling lights.

First Floor

Master Bedroom

11'5" x 16'11" (max measurement) (3.5 x 5.18 (max measurement))

Double bedroom. Double glazed window to rear aspect, radiator and ceiling light.

Ensuite

7'8" x 8'2" (2.35 x 2.49)

Four piece suite. Stand alone bath, corner shower cubicle, low flush wc and vanity unit with wash hand basin. Velux window, towel radiator and ceiling lights.

Bedroom Three

9'4" x 13'8" (2.87 x 4.18)

Double bedroom. Double glazed window to rear aspect radiator and ceiling light.

External

Tarmac driveway providing off road parking for several vehicles. Single detached garage with up and over door to front, power and lighting. Well maintained rear garden with central lawn, hedge border and mature planting beds surrounding, secluded rear gravel patio seating area with views to the fields behind. Mature garden to the front with central lawn and shrubbery surrounding.





