





## 52 Main Street, Warton, Carnforth, LA5 9NT

A stunning two bedroom bungalow in a convenient Warton location. Renovated throughout, the property offers a move in ready home that's perfect for couples, professionals and small families. You can make the most of the breathtaking natural surroundings with countryside walks on your doorstep and the coast within easy reach. You are within walking distance of shops, schools, eateries and amenities, with a community feel that is hard to come by. For those who travel for work, there's easy access to the M6 motorway, with transport routes to surrounding towns and villages.

The property has been updated and modernised, with sleek contemporary design and high end finishes. The works over recent years include a new kitchen, bathroom, new windows and doors, a full rewire, new plumbing and boiler, plus landscaping of the front and rear gardens. The updates have been done to a high standard, giving you peace of mind that you can settle in and start enjoying your new chapter with ease.

Perfect for entertaining, there's plenty of room to gather friends and family with a welcoming reception room, an open plan kitchen and sun room, plus a well-proportioned rear garden for summer socials. Two luxurious double bedrooms offer comfortable sleeping spaces for you to rest and relax after a busy day, serviced by the newly installed modern bathroom. An attic space above the property offers space for larger items and long term storage, keeping the clean, minimal feel of the home. A detached garage to the rear of the plot offers space for a workshop, home gym or vehicle storage, with ample off-road parking to the front and on the large wraparound drive.

Beautifully presented and updated with exceptional attention to detail, this modern bungalow is just waiting to become your exciting new home! Contact us today to book a viewing.



## Hallway

**16'2" x 7'4" (4.93 x 2.25)**

A bright and inviting hallway greets you as you enter the property, with built in cabinetry by the front door providing space for outdoor shoes and clothing and housing the consumer unit and meters. A vertical balcony radiator adds to the comfort, set above sleek warm wood laminate flooring that flows through to the kitchen, tying the house together.

## Living Room

**12'3" x 11'10" (3.75 x 3.62)**

A well-presented living room sits off the central hallway and provides the perfect space for relaxing and entertaining. A large double glazed window on the front aspect provides natural light, with a central ceiling light for evening use. A multi fuel burner sits in the chimney breast at the centre of the room, providing the focal point, with ample space on the surrounding laminate flooring for multiple sofas, tables and display units. Stylishly presented, with feature wallpaper and a modern colour scheme, you can enjoy this inviting room as soon as you move in.

## Kitchen / Breakfast Room

**14'6" x 8'11" (4.44 x 2.73)**

A contemporary kitchen and breakfast room sits to the back of the property, with warm wood laminate flooring tying it to the central hallway. Appliances include an integrated Beko double oven, Zanussi dishwasher, four ring Neff induction hob and a Zanussi extractor fan. A 1.5 composite sink sits below the large double glazed window in the side aspect, with the Baxi boiler housed in a cupboard beside. There is plenty of storage with cabinetry above and below the work surface filling three walls, with space for a freestanding American style fridge freezer plus an undercounter space for a washing machine. Great for busy families, there is a breakfast bar along the wall by the entrance, meaning you can all be in the same room during busy mornings with an inset multi-fuel burner in the wall, adding to the comfort. The room flows down to the sun room at the rear with an open wall providing additional counter space.

## Sun Room

**15'7" x 6'8" (4.75 x 2.05)**

A good sized sun room extension at the rear of the house provides a versatile space for you to tailor to your lifestyle. Whether used as a secondary seating area, home office, hobby room or play room, it's a fantastic addition to the home. Tri-aspect double glazed windows fill the space with natural light with large glass sliding doors leading out to the rear garden, allowing the

room to be opened up to extend the entertaining space in the warmer months. A double panel radiator sits above the carpeted floor, with neutral walls and a bright white ceiling, accentuating the sense of light.

## Bathroom

**8'3" x 6'3" (2.53 x 1.91)**

A stunning contemporary bathroom services the home, with dark grey ceramic tile flooring and light grey tiled walls. The suite includes a smoky glass walk in shower enclosure with waterfall and handheld shower attachments, a low flush toilet and a sink with storage below. A slimline countertop sits below the frosted double glazed window on the side aspect, great for storing toiletries and beauty products, with an LED mirror mounted above. An extractor fan is vented to the outside, keeping the bathroom fresh and clean, with a vertical radiator beside the door making it a comfortable, beautifully presented space to get ready in each morning.

## Bedroom 1

**12'1" x 11'11" (3.69 x 3.65)**

A large double bedroom at the rear of the house benefits from a double glazed window taking in views of the landscaped rear garden and providing plenty of light throughout the day. There is ample space on the grey carpeted floor for a double bed, bedside tables and a dressing table, with an abundance of storage provided by two built in wardrobes with mirrored sliding doors. Beautifully presented with a muted colour scheme, painted coving and subtle statement wallpaper behind the bed, it's a fittingly modern bedroom, in keeping with the rest of the home. A double panel radiator sits beside the entrance with a central pendant light, making it a bright and comfortable main bedroom.

## Bedroom 2

**12'7" x 10'0" (3.85 x 3.05)**

A well-proportioned carpeted double bedroom sits the front of the property, with a large double glazed window proving plenty of natural light. A fresh grey carpet spans the room with ample room for a bed, bedside table, drawer units and freestanding wardrobes. A double panel radiator is mounted by the entrance with a central pendant light, making it a bright and comfortable bedroom. Tastefully decorated with a monochrome colour palette, it's a luxurious sleeping space in keeping with the rest of the modern home.

## Attic

An impressively large, part boarded attic space sits above the

property, with an access hatch over the central hallway. A great space for large items and long term storage, keeping the clean, modern feel of the home. There is lighting installed and an abundance of space for you to tailor to your needs.

## Rear Garden

A low maintenance landscaped rear garden sits behind the house, offering the perfect spot to soak up the sun and host family and friends. Indian stone paving offers plenty of room for seating and furniture, with an artificial grass lawn at the centre. There is access through a gate from the side, with stone walls and fencing surrounding the garden, making it a safe and secure space for young children and pets. The rear of the garden steps down to access the detached garage, with a side access door and external socket.

## Garage

**20'3" x 9'6" (6.18 x 2.91)**

The detached garage sits at the rear of the plot, with a freshly paved driveway to the front offering off-road parking for two vehicles. An up and over door provides access, great for additional vehicles, with a side entrance from the landscaped rear garden. Clad in modern dark grey wood panels it provides a sleek backdrop to garden parties and summer get togethers. The garage has ample room for a home workshop or a home gym, with two single glazed windows at the rear providing natural light. The garage houses the consumer unit for the property, with power for appliances and DIY equipment.

## Exterior

The front of the property boasts excellent kerb appeal with a new flagged driveway offering parking for four vehicles, with planting beds at the centre and the border allowing you to add some greenery. The property roof has been cleaned with new fencing adding to the fresh modern look of the exterior.

## Additional Information

Freehold. Council Tax Band C.

EPC rating D

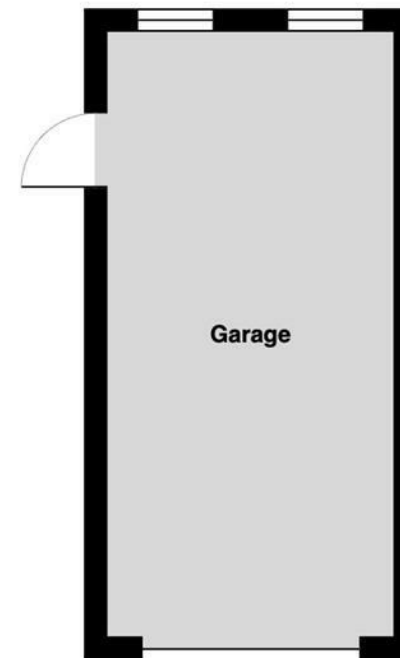












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	60	84

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