



Slyne Road | Bolton-Le-Sands





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Band D



Freehold





Bolton Le Sands is a sought-after village just north along the coast from Lancaster. The village attracts many families and has plenty to offer. There is a fantastic fish and chip shop, an array of village amenities and a wonderful village Primary School not too mention great links to other surrounding primary and secondary schools. There is a choice of local churches and with popular High Schools in both directions there is a choice of schools too. The coast is close by and for the more adventurous walkers the Lune Valley and the Lakeland Fells are easily accessible. The M6 and adjacent link road mean travel and commuting are good options from this area too.



You will find delightful touches and a stylish finish throughout. The current owners have lived in this house for 20 years and have happily raised a family and we agree that it is such a good area to do so. The house has been extended and offers extra living accommodation.



There is an entrance hallway, front lounge, rear dining room and breakfast kitchen. Upstairs are three bedrooms and the family bathroom along with the bonus of a loft conversion. There is also a front rear garden with large driveway, the rear extensive garden is beautiful and gives a real country side feel with mature shrubs, flowers, pond and a spacious outhouse at the back of the garden which could be used as a gym, art room or even a summer play house. There is also the additional benefit of two fully plumbed and wired workshops.



The current vendors of this property have designed the living accommodation around the modern way of family living, with a spacious bright hallway that leads down to either the separate living room, dining room or the breakfast kitchen. The living room has a bay frontage window which allows plenty of natural light to come into this room, there is also a feature fireplace which houses a beautiful multi-fuel burner which is perfect for those winter months. The dining room is a fantastic size, there are rear sliding patio doors allowing rear access into the garden. The breakfast kitchen, part of the Linda Barker range is modern and has been well finished with a CDA halogen hob and Beko fan assisted oven, the kitchen also has a pantry which adds for extra storage space.

This family home does not lack in bedroom size, the master at the rear of the property overlooks the extensive rear garden, the second bedroom has a bay frontage adding extra space to this double bedroom. The single bedroom is currently used as an office, the present owners have also converted the loft space and use it as a extra double bedroom however it does not have the regulations to be a fourth bedroom. The bathroom has been re-fitted and modernised within the last year and has a stylish and bespoke walk in shower with full tile surround - all fixtures and fittings within the bathroom are by Hudson Reed.



There is a front garden with mature shrubs, the driveway allows off street parking for numerous vehicles. The rear garden is amazing and is perfect for a family, there is a patio area for relaxing, garden space for playing with the children, wood store for the multi fuel burner, summer house at the rear which could be used for numerous purposes and also a small pond. The garden has a fantastic countryside feel to it making it perfect for any buyer.

Entrance Hallway
4.2m x 2.2m (13' 9" x 7' 3") A bright and airy hallway with access to the Living Room as well as the Dining room, Kitchen and stairs to the first floor.

Lounge
3.6m x 3.3m (11' 10" x 10' 10") Bay fronted and well proportioned - this living room is the perfect space for family nights in around the multi-fuel burning stove!

Kitchen/Breakfast Room
4.2m x 1.5m (13' 9" x 4' 11") The Kitchen has been fitted with a modern feel from the Linda Barker range. There is a pantry cupboard and access to the side elevation of the property.

Extended Dining Room
3.1m x 3.9m (10' 2" x 12' 10") - Another perfect family space with enough space for dining casually and formally. There is a pair of sliding doors which lead to the rear patio along with a gas fireplace. .

Master Bedroom
3.6m x 3.2m (11' 10" x 10' 6") - Occupying a bay fronted aspect over looking the front garden and driveway. There is a brilliant amount of space along with an integrated storage wardrobe.



Bedroom 2
3.3m x 3.1m (10' 10" x 10' 2") - Another great double bedroom this time to the rear of the home.

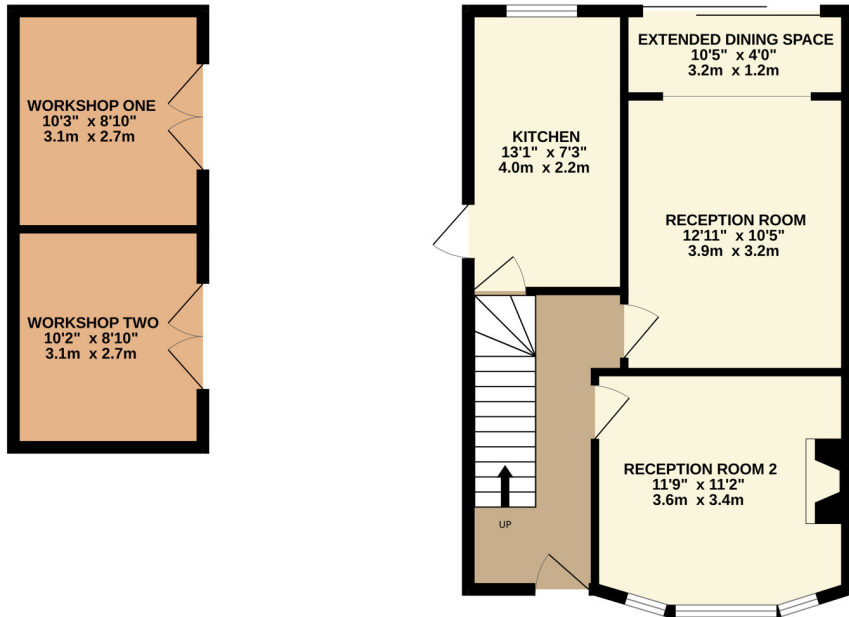
Bedroom 3
2.3m x 2.1m (7' 7" x 6' 11") - A versatile bedroom space which could be a great children's bedroom or an office space which is it's current use.

Loft Room/Bedroom 4
5.5m x 3.8m (18' 1" x 12' 6") - Accessed via a space saver ladder this fabulous use of space provides youngsters with an additional level or privacy and independence while still being close enough to hear the call for dinner! There are two velux windows and a great amount of space for storage.

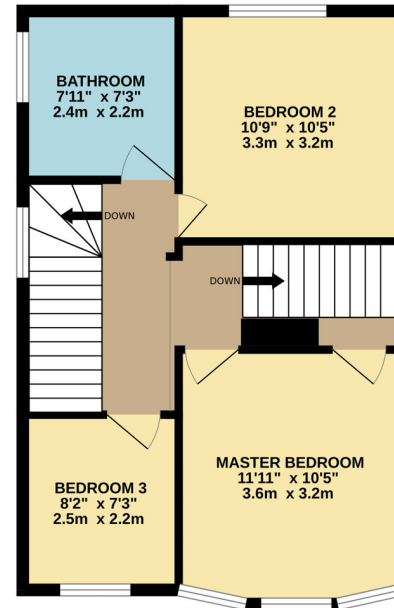
Workshops
6.2m x 2.7m (20' 4" x 8' 10") - Portioned into two separate work spaces. They are fully plumbed and wired. The current vendors actually use on as a utility room!

Summerhouse
3.7m x 4.7m (12' 2" x 15' 5") - A stand alone purpose built Summer House which adds so much character and useable space in the rear garden! There is heating available and an elevated decking area to while away the summer evenings before coming inside for the shorter winter nights!

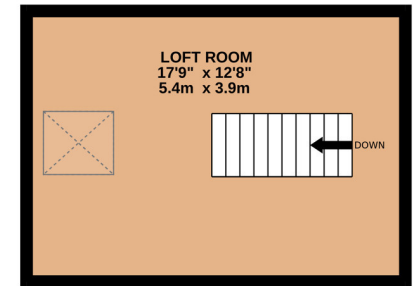
GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



2ND FLOOR
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA : 1366 sq.ft. (126.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The Essentials



The Blue Anchor
0.7 miles



Co-Op
0.8 miles



Ricky's
0.1 miles



Well Pharmacy
0.9 miles



Red Bank Beach
0.4 miles



Bus Stop
0.1 miles





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Scan to visit our website!

Suite 8, Willow Mill, Caton, LA2 9RA
01524 256625
team@lunevalleyestates.com
lunevalleyestates.com