



3 Meadow Drive, Bolton
Le Sands, Carnforth, LA5

RHA

3, Meadow Drive, Bolton Le Sands, Carnforth

The property at a glance

3  1  2 

- Spacious Semi Detached Bungalow
- Three Bedrooms
- Two Reception Rooms
- Kitchen Diner
- Gardens Front & Rear
- Driveway To Garage
- Tenure: Freehold
- Property Band: C
- EPC: D
- Sought After Location



Get in touch today

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£250,000

Get to know the property



Nestled in the charming area of Meadow Drive, Bolton Le Sands, this delightful bungalow offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat.

Upon entering, you will be greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The second reception room seamlessly opens into a sun room, allowing natural light to flood the space and creating a warm, welcoming atmosphere. This area is perfect for enjoying a morning coffee or unwinding with a good book.

The bungalow boasts a lovely modern bathroom, designed with contemporary fixtures and finishes, ensuring a stylish and functional space for your daily routines.

Situated in a sought-after area, this property benefits from off-street parking, making it convenient for residents and guests alike. Additionally, a garage provides extra storage or the potential for a workshop, catering to various needs.

With its appealing features and prime location, this bungalow is a wonderful opportunity for those looking to settle in a friendly community. Do not miss the chance to make this lovely home your own.

For further information, please contact the office at your earliest convenience.

*To comply with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, when an offer is accepted, all legal purchasers will be required to complete an anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £75 inclusive of VAT and will be charged before the offer can be officially accepted.





Entrance Vestibule

UPVC double glazed frosted window. UPVC double glazed frosted French doors, wood single glazed frosted door leading to:-

Hall

Central heating radiator, smoke alarm, doors leading to bedroom one, reception room one, bathroom, reception room two and kitchen, stairs leading to 1st floor.

Reception Room 1

UPVC double glazed box bay window, central heating radiator, electric fire with stone surround and half coving.

Reception Room 2

Two central heating radiator, bar, gas fire with wood surround and half open to sunroom.

Sunroom

UPVC double glazed window, central heating radiator, polycarbonate roof, UPVC double glazed door leading to rear.

Kitchen

2 x UPVC double glazed windows, concealed Ideal combination boiler, panelled in line wall and base units, laminate worktops, tiled splash back, hood extractor, flooring, gas hob, high-rise double electric oven stainless steel sink with mixer tap central heating radiator, plumbing for washing machine, gas heater, lino flooring.

Bathroom

Full spotlight extractor fan, 2 x UPVC double glaze of frosted windows, fully tiled walls, central heating towel radiator, walk-in direct feed shower, vanity top porcelain sink with mixer tap, floor mounted WC with dual flush, lino flooring.

Bedroom 1

UPVC double glazed window, central heating radiator, built-in wardrobes.

Bedroom 2

UPVC double glazed window, central heating radiator, door leading to closet.

Closet

Built-in wardrobes, access to eaves

Bedroom 3

UPVC double glazed window, central heating radiator, access to eaves.

Front Garden

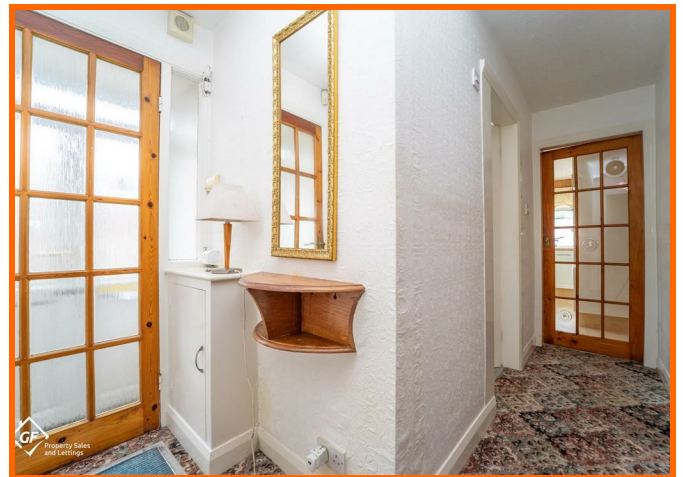
Flowerbeds, stones, tarmac path and driveway leading to garage.

Rear Garden

Stones, mature shrubs, flagged patio and garage access.



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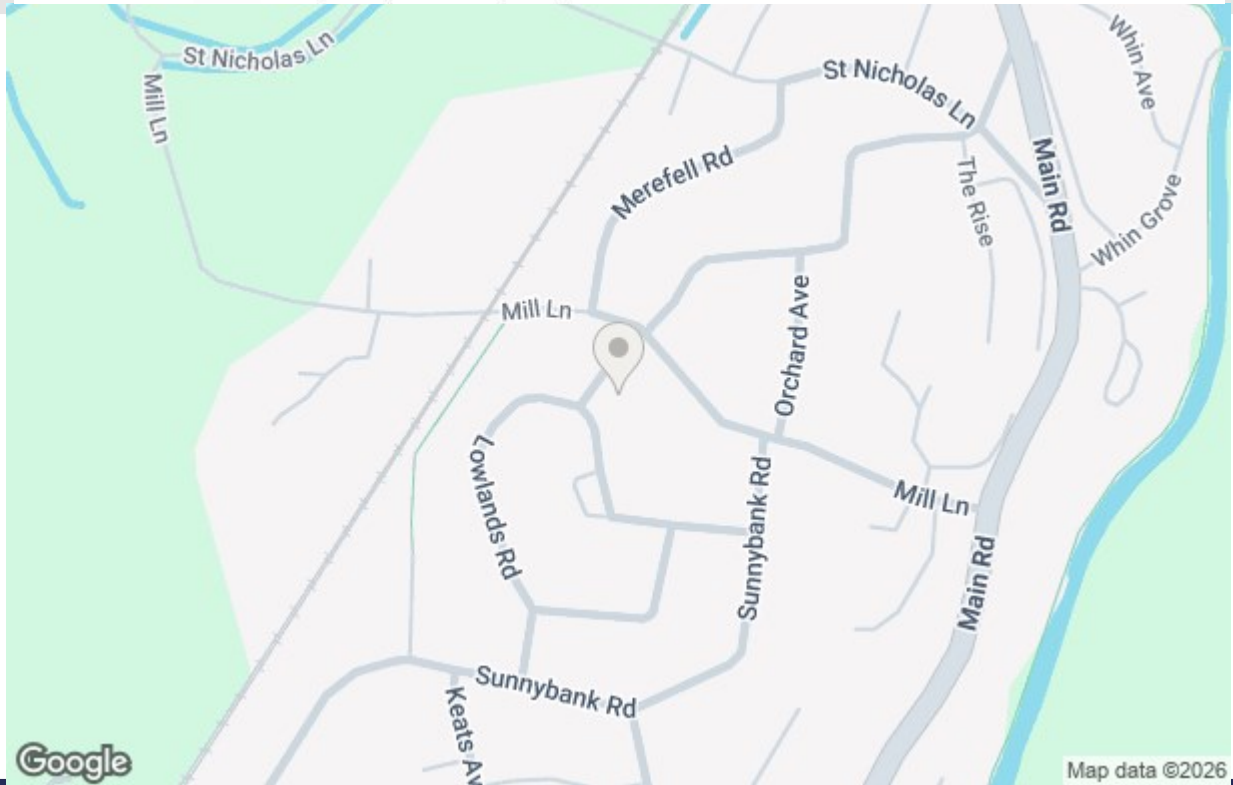
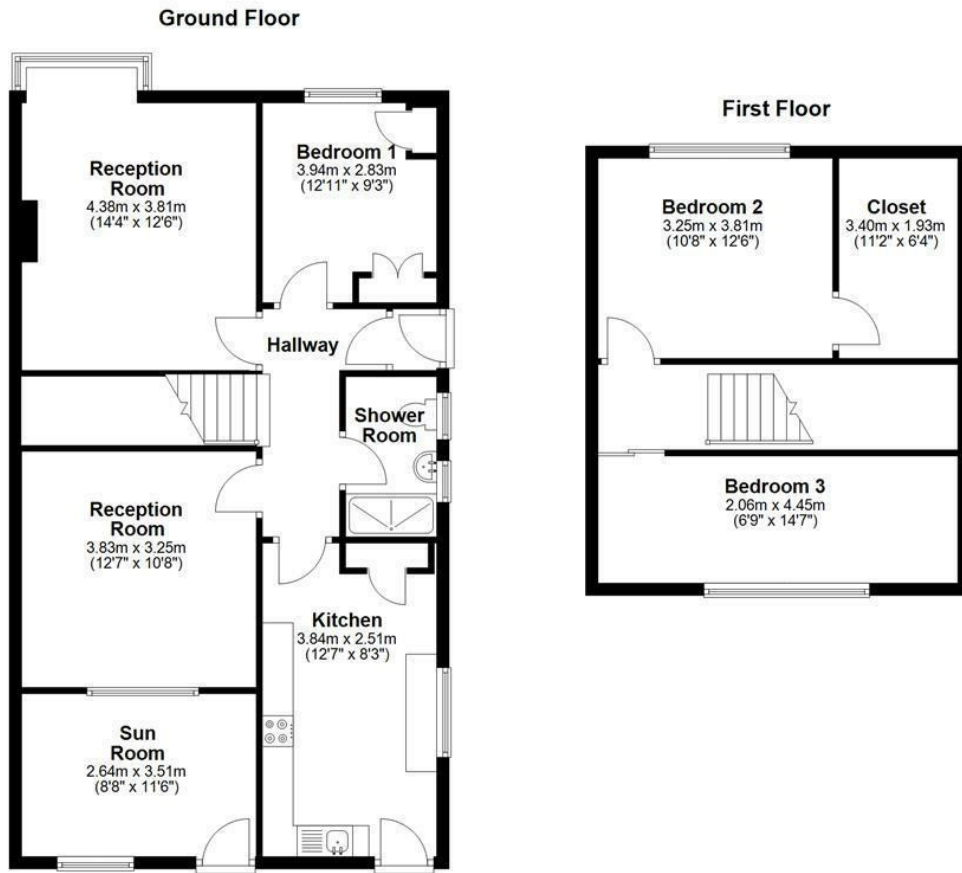
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Take a nosey round



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(82 plus) A
(81-91) B			(68-80) B
(65-80) C			(55-68) C
(55-64) D			(39-54) D
(39-54) E			(21-38) E
(21-38) F			(1-20) F
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	72	England & Wales
		59	EU Directive 2002/91/EC