



Bolton Le Sands

£300,000

28 Ruskin Grove, Bolton Le Sands, Carnforth, LA5 8HL

This impressive three-bedroom, link-detached home presents a fantastic opportunity to acquire a spacious and versatile property in a highly sought-after location. Offering generous accommodation, a well-maintained rear garden and excellent living space throughout, this home is sure to appeal to a wide range of buyers. Whether you are looking for the next step up the property ladder or hoping to downsize without compromising on space, this could be the perfect home for you. Situated in the heart of Bolton-le-Sands, local amenities, schools and transport links are all conveniently close by.

Quick Overview

- Link Detached House
- Three Double Bedrooms
- Two En-Suites & Family Bathroom
- Generous Living Spaces
- Well Maintained Rear Garden
- Well Regarded Schools Nearby
- Close to Local Amenities
- Excellent Transport Links
- Off Road Parking & Garage
- Ultrafast Broadband Available*



3



4



2



C



Ultrafast
Broadband



Off Road
Parking

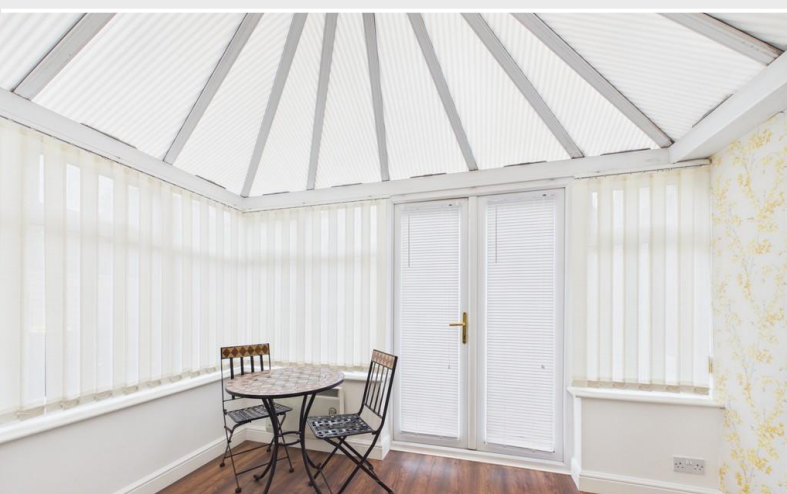
Property Reference: C2713



Entrance Hall



Downstairs WC



Sunroom



Kitchen

Step in through the front door into the entrance hall, where to the left you will find the downstairs WC, fitted with a WC, wash basin and attractive feature panelling. Continuing through the property, the kitchen is well-appointed and fitted with a range of wall and base units, generous worktop space and tiled splashbacks. Integrated appliances include an oven, four-ring gas hob with extractor and 1.5-bowl stainless steel sink with drainer. There is also ample space for freestanding appliances, including a fridge/freezer, under-counter washing machine and dryer, as well as space for a dining table should you wish to create a sociable kitchen diner. A front-aspect window allows natural light into the room, while a door provides convenient access to the rear garden.

The ground floor continues to impress with a spacious living room, offering a warm and inviting space to relax and unwind, whether enjoying an evening with friends and family or simply enjoying some quiet time. Patio doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor spaces, while a feature fireplace provides an attractive focal point. There is also plenty of room for a family dining table, making this a fantastic space for entertaining. Situated just off the living room, the sunroom is a particularly useful addition to the property, providing valuable and versatile extra living space. Whether you envision this as a children's playroom, cosy snug, second seating area or home office, the possibilities are endless.

The first floor of this home has been thoughtfully designed with convenience and busy family life in mind, offering three well-proportioned double bedrooms and much more. Bedroom one is a generous double with a front-aspect window and en-suite shower room comprising shower enclosure, WC and wash basin. Bedroom two is similarly well-sized and benefits from its own en-suite and rear-aspect window, while bedroom three is a further double bedroom featuring attractive wall panelling and a front-aspect window. Currently utilised as a home office and games room, this is a versatile space that could easily adapt to suit the needs of its new owners. Completing the first floor, the family bathroom is fitted with a bath with overhead shower, WC and wash basin.

Externally, the property boasts a private and well-maintained rear garden, with a paved patio providing the perfect space for garden furniture, outdoor entertaining and al fresco dining. The lawned area offers a great space for children or pets to enjoy, all within a private and secure setting. The property also benefits from a garage, providing useful additional storage and practical space, with access available from the front of the property or directly through the rear garden.

Bolton-le-Sands is a popular and highly sought-after village, perfectly positioned between Lancaster and Carnforth. The village offers a welcoming community atmosphere alongside a range of local amenities for everyday needs, while the surrounding area provides an abundance of countryside and coastal walks to enjoy. With excellent road and public transport links, Lancaster, Carnforth and the wider Lancashire area are all easily accessible, making the village particularly appealing to families and commuters alike. Combining the charm and convenience of village living with easy access to nearby towns and cities, Bolton-le-Sands is an excellent place to call home.



Kitchen



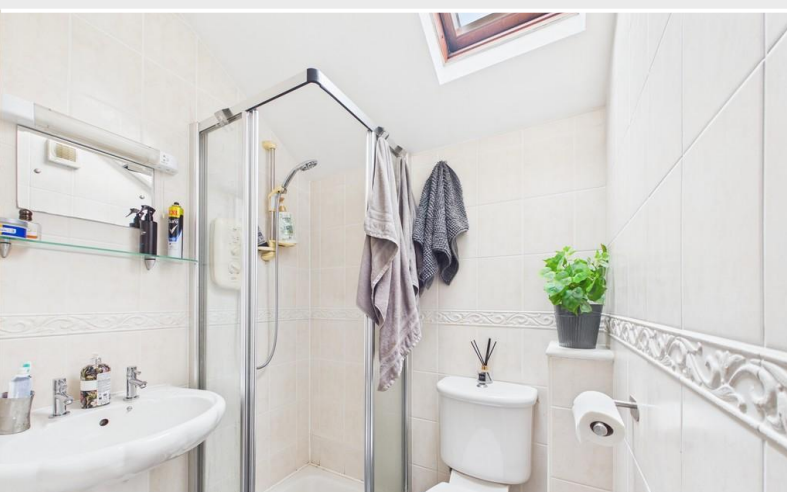
Living Room



Living Room



Bedroom One



En-Suite



Bedroom Two

Accommodation (with approximate dimensions)

Entrance Hall 6' 6" x 18' (1.98m x 5.49m)

WC 6' 11" x 4' 6" (2.11m x 1.37m)

Kitchen 12' 7" x 13' 3" (3.84m x 4.04m)

Living Room 19' 6" x 10' 7" (5.94m x 3.23m)

Sunroom 10' 11" x 6' 6" (3.33m x 1.98m)

Bedroom One 13' x 12' (3.96m x 3.66m)

En-Suite 5' 6" x 4' 9" (1.68m x 1.45m)

Bedroom Two 10' 4" x 12' 5" (3.15m x 3.78m)

En-Suite 5' 9" x 5' 10" (1.75m x 1.78m)

Bedroom Three 8' 5" x 17' 9" (2.57m x 5.41m)

Bathroom 5' 8" x 7' 10" (1.73m x 2.39m)

Garage

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band C - Lancaster City Council.

Services Mains gas, water and electricity.

Energy Performance Certificate The full Energy Performance Certificate is available on our website and also at any of our offices.

Directions From the Hackney & Leigh Carnforth office turn right and proceed north on Market Street. At the traffic lights, turn right onto Lancaster Road and follow the road for 1.5 miles, upon entering Bolton Le Sands. Take the third turning onto Mill Lane (just before The Royal Station hotel). Take the second left into Sunnybank Road, then the first left into Byron Avenue, left onto Wordsworth Avenue, Ruskin Grove is immediately on the left. Follow the road to the end, where the property is situated on the right hand side.

What3Words ///than.spearing.shed

Viewings Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom Three/Snug



Bathroom



En-Suite Bedroom Two



Garden

[Request a Viewing Online](#) or Call 01524 737727

Meet the Team

Laura Hizzard

Branch Manager & Property Valuer

Tel: 01524 737727

Mobile: 07464 545687

laurahizzard@hackney-leigh.co.uk



Kirsty Roberts

Sales Negotiator

Tel: 01524 737727

carnforthsales@hackney-leigh.co.uk



Beth Woods

Sales Negotiator

Tel: 01524 737727

carnforthsales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01524 737727** or request online.

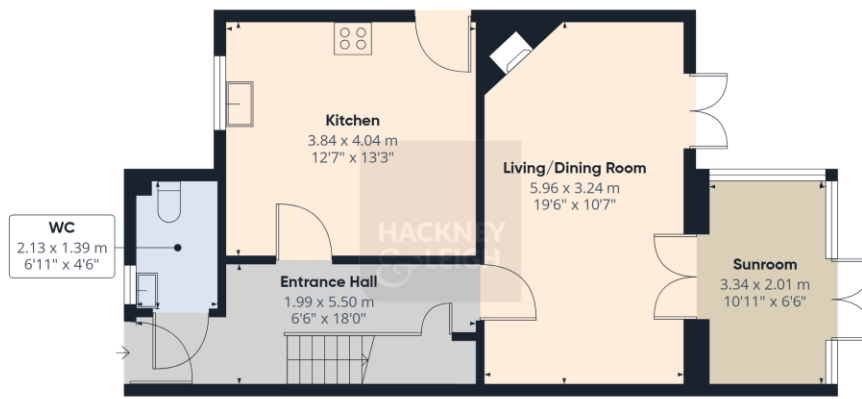


Need help with **conveyancing**? Call us on: **01539 792032**

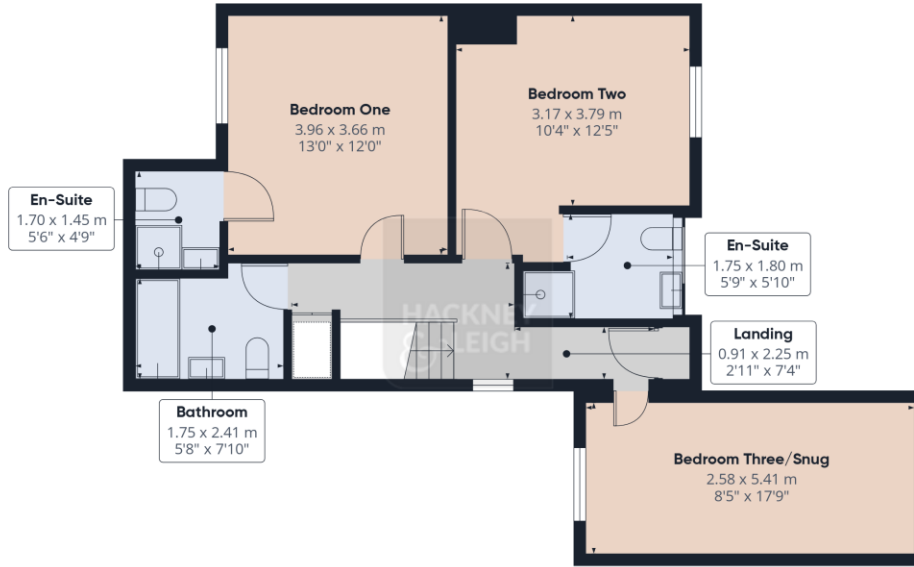


Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: carnforthsales@hackney-leigh.co.uk



Floor 0



Floor 1



Approximate total area^m
113.9 m²
1225 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 08/09/2026.