

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Flookburgh

£265,000

12 Green Lane, Flookburgh, Grange-over-Sands, Cumbria, LA11 7NN

This immaculately presented semi detached property built in 2019 by local builders Saunders & Son on the outskirts of the village is offered for sale with no upper chain. Comprising Hall with Cloakroom off, Kitchen Diner, Lounge, 3 Bedrooms and Shower Room. Parking and Garden. An excellent, low maintenance home. Early viewing highly recommended.

Quick Overview

Semi detached 3 Bedroom house

1 Reception, 1 Shower Room

Village location

Quiet area

New build with guarantee

Modern Kitchen and Bathroom

Enclosed Rear Garden and Patio

Immaculately presented throughout

Parking for 3 vehicles

Superfast Broadband speed 80 mbps available*



3



1



1



B



80Mbps



Off road
parking

Property Reference: G2681



Lounge



Dining Kitchen



Dining Area



Bedroom 1

Description This beautifully presented semi detached home was built in 2019 by local builders to a high standard and still benefits from the builders LABC Warranty. Spacious, light and neatly presented throughout, this would be an excellent opportunity for many different buyers.

The main uPVC front door opens to the Entrance Hall with useful Cloakroom off, which is a little larger than usual with modern combination WC and wash hand basin plus space for coats and shoes and the useful storage unit. The good sized Dining Kitchen has an excellent range of oyster shaker style cabinets with wood effect work-surface and up-stands. Rangemaster black granite 1.5 bowl sink, Luxair induction hob with extractor over, integrated AEG fridge freezer, 'Bosch' oven and microwave and 'Hotpoint' washing machine. Ample space for a table and chairs. Karndean flooring covers the Entrance Hall, Cloakroom and Dining Kitchen. Stairs with cupboard under, lead to the First Floor. The well proportioned lounge is a lovely sunny room with French doors and window looking into the pretty rear garden. From the Kitchen the stairs lead up to the landing with loft hatch (pull down ladder and partially boarded with lights) and doors lead to the 3 bedrooms (2 generous doubles) and a spacious single currently utilised as a study, all with fitted wardrobes. The shower room is a good size and fitted with a contemporary white suite comprising low flush WC, sink within a vanity unit with a mirrored cabinet over and corner shower enclosure. Complementary tiled walls and floor, chrome ladder style radiator and airing cupboard housing the Glow-worm gas central heating boiler.

To the rear there is a compact and well tended garden with a level lawn, garden shed, arbour, and sunny paved patio, enclosed by a fence with a paved pathway to the side leading to the front where there is parking on the gravel areas to the front for 3 vehicles.

Location: Situated in a quiet residential cul de sac on the outskirts of this popular and friendly village, Flookburgh boasts amenities such as Convenience Store, Post Office, Public House, Doctors, Chemist and Garden Centre. There is a Railway Station in the nearby Village of Cark (approximately ½ a mile away). The small town of Grange over Sands is under 10 minutes by car.

To reach the property follow the main road out of Grange over Sands heading Westwards, passing through the Village of Allithwaite. On arrival in the next village of Flookburgh, just over the bridge, turn right after the former Crown public house. Follow the road and just past Ella's Orchard, keep left and No.12 can be found straight ahead at the head of the cul de sac.

Accommodation (with approximate measurements)

Hall

Cloakroom

Dining Kitchen 16' 3" x 10' 3" (4.95m x 3.12m)

Lounge 16' 3" x 13' 7" (4.95m x 4.14m)

Bedroom 1 10' 11" x 9' 11" (3.33m x 3.02m)

Bedroom 2 10' 11" x 9' 10" (3.33m x 3m)

Bedroom 3 7' 7" x 6' 0" (2.31m x 1.83m)
Shower Room

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators. 2kw solar panels fitted to roof (no tariff feedback).

Tenure: Freehold. Vacant possession upon completion. No upper chain.

The property shall not at any time be used for the purpose of any trade or business or for any purpose other than that of a single private dwelling house and curtilage.

*Checked on <https://checker.ofcom.org.uk> 26.7.22 not verified.

Note No.11 has a right of access over the roadway to their parking space.

Council Tax: Band C. South Lakeland District Council.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

What3words <https://what3words.com/organ.print.campfires>

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

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £750 -£800 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom 2



Bedroom 3



Rear Garden



Rear Garden

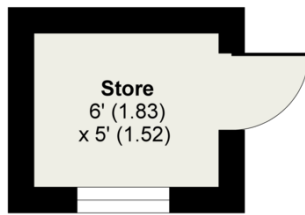
Green Lane, Flookburgh, Grange-Over-Sands, LA11

Approximate Area = 841 sq ft / 78 sq m

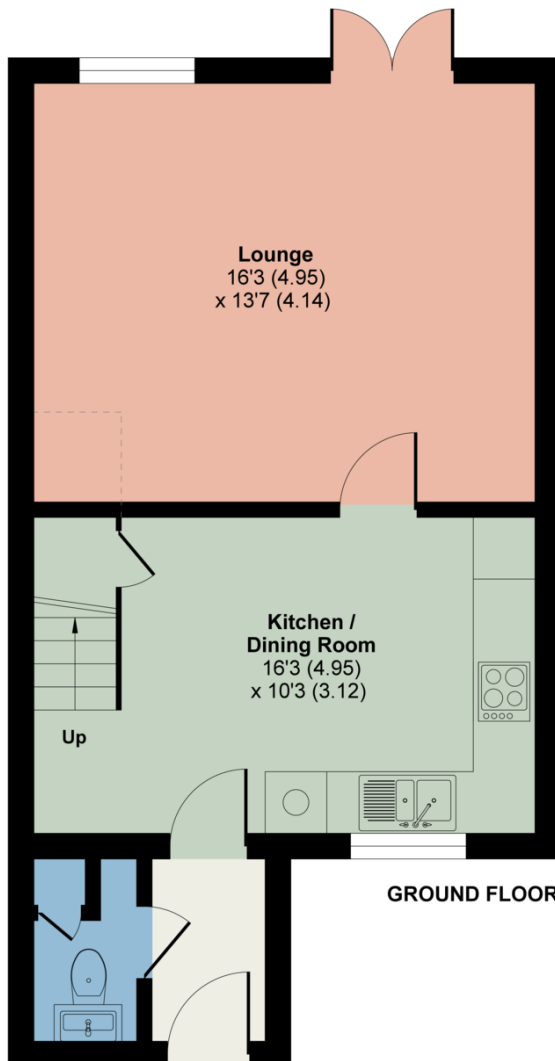
Outbuilding = 30 sq ft / 3 sq m

Total = 871 sq ft / 81 sq m

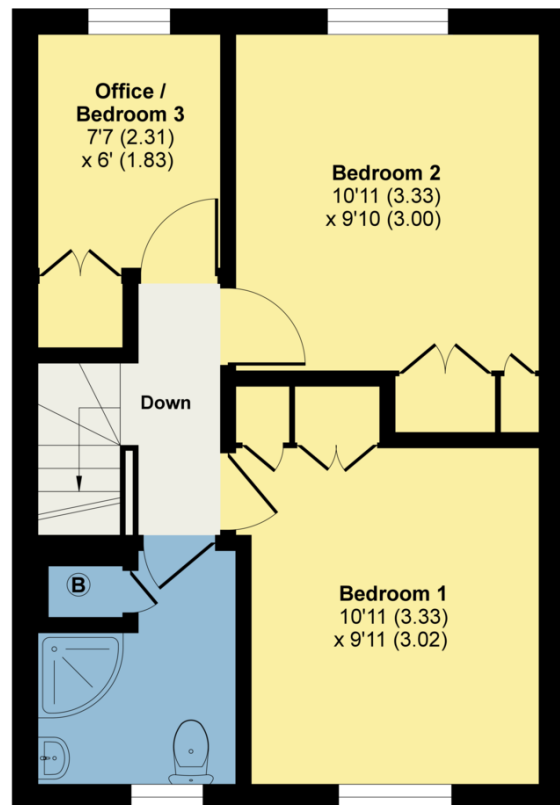
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Hackney & Leigh. REF: 880117

A thought from the owners - A lovely quiet place to live, with walks and cycling from the doorstep and all amenities close by.

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