



Lindale

£245,000

9 Sheep Barrow Close, Lindale, Grange-over-Sands, Cumbria, LA11 6PB

A super, chain free, 3 Bedroom Mid Terrace, light, bright and modern property with everything you need. Attractively presented throughout and perfect for a smaller family or perhaps a First Time Buyer.

Comprising Dining Kitchen, spacious Lounge, 3 Bedrooms, Bathroom, Patio Garden and 2 Private Parking Spaces.

Quick Overview

Mid Terrace - 3 Bedrooms

1 Reception - 1 Bathroom

Popular village location

Within the LDNP

Quiet Cul-de-sac

Well presented throughout

Charming and sunny Patio Garden

Parking for 2 cars

No upper chain

Superfast Broadband speed 80mbps available*



3



1



1



C



80 Mbps



Parking for 2 cars

Property Reference: G2946



Kitchen Dining Room



Dining Area



Living Room



Bedroom 1

Description 9 Sheep Barrow Close is an excellent property, clean, modern, bright, well presented and spacious are just a few of the positives this property has to offer. The current owner has lived there a number of years and during this time has replaced the windows and doors with attractive anthracite uPVC throughout, replaced the internal doors, cleverly created built in wardrobe spaces in 2 of the Bedrooms and has tastefully decorated throughout.

This property is turn key ready for the new owner - literally just move in your own furniture and relax.

For a first time buyer in particular this property provides more than you may hope for with the 3rd Bedroom, Parking and Garden

The contemporary, anthracite, uPVC, secure front door opens into the Dining Kitchen which is light and bright with 2 windows with front aspect. The Kitchen is furnished with a range of cream wall and base cabinets with wood effect work surface and contrasting, soft green subway wall tiles. Built-in electric oven, hob and single drainer stainless steel sink unit. Integrated fridge, space for under-counter freezer and plumbing for washing machine. Under stairs cupboard with power and smaller under stairs 'shoe' cupboard. Wood effect laminate flooring and ample room for a dining table and chairs. The Lounge is particularly spacious with large patio doors leading into the Rear Patio Garden and rear window. Pleasing aspect in to the Garden and 'woodland' views beyond.

From the Dining Kitchen the stairs lead to the First Floor Landing. Fitted cupboard housing the central heating boiler. Bedrooms 1 and 2 are Double rooms, both with wardrobe space, one enjoys a front aspect the other a rear aspect. Bedroom 3 is a spacious single with rear aspect. The Bathroom has a white suite comprising WC, pedestal wash hand basin and bath with shower over. Tiled walls with neutral tiles and wood effect laminate flooring.

Outside, with direct access from the Lounge is the charming, Rear Patio Garden. A real suntrap bordered by a small piece of neighbouring woodland. Part artificial grass and part paved with gravel and raised planted border. Directly outside the front door are 2 private Parking spaces with further visitor parking available.

Location Situated in the friendly and picturesque Lake District National Park village of Lindale, which has an excellent Primary School and Public House. The location offers good road communications to the rest of the country, just 15 minutes from Junction 36 of the M6 motorway, approximately 20 minutes from Lake Windermere and the many other attractions The Lake District has to offer. Grange over Sands with a wider range of amenities such as Medical Centre, Railway Station, Library, Post Office and Shops is

around 5 minutes by car.

From Grange over Sands, head Eastwards towards Lindale (and the A590), bear right at the mini roundabout and turn immediately left into Sheep Barrow Close. The Visitor Parking is located past the first houses on the right with designated Parking directly in front of the property.

Accommodation (with approximate measurements)

Kitchen/Dining Room 16' 7" x 11' 6" max (5.06m x 3.53m max)

Lounge 16' 8" x 11' 8" (5.08m x 3.56m)

Bedroom 1 11' 7" x 8' 8" (3.53m x 2.64m)

Bedroom 2 9' 10" x 8' 01" min (3m x 2.46m min)

Bedroom 3 8' 6" x 7' 5" (2.59m x 2.26m)

Bathroom

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators.

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://chcker.ofcom.org.uk/> 15.6.24 not verified

Note: No.10 Sheepbarrow Close has a right of way through the garden for bin access only.

Council Tax: Band C. Westmorland and Furness Council.

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

What3words:

<https://what3words.com/cheering.library.swatting>

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 £775 – £800 per calendar month. For further information and our terms and conditions please contact our Grange Office.



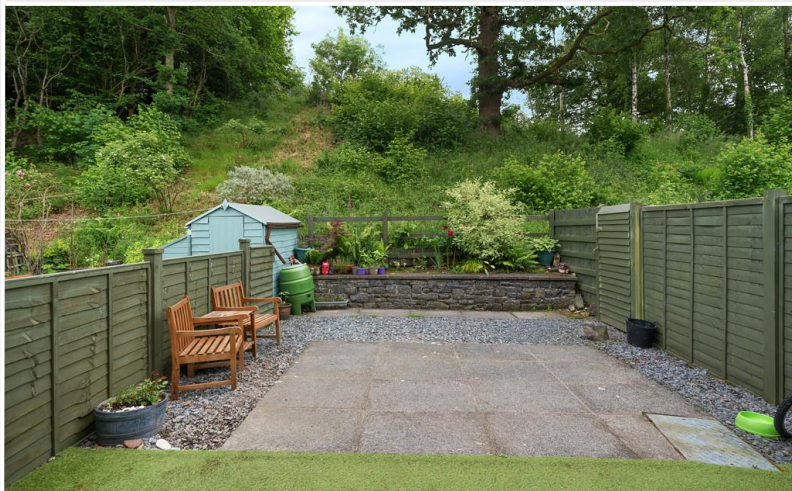
Bedroom 2



Bedroom 3



Bathroom

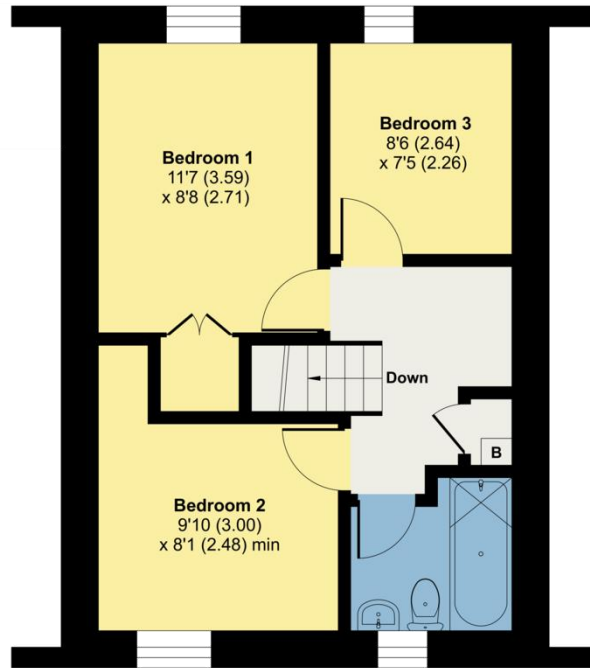


Rear Patio Garden

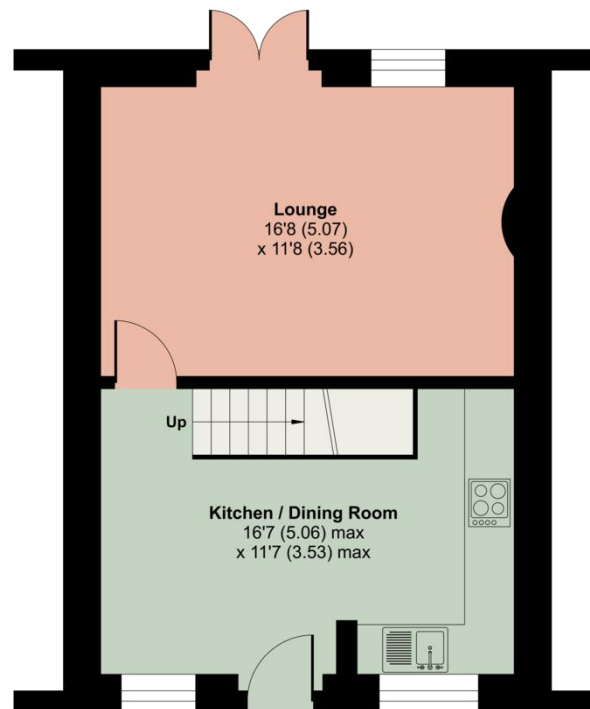
Sheep Barrow Close, Lindale, Grange-Over-Sands, LA11

Approximate Area = 788 sq ft / 73.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1145561

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