



# Flookburgh

£315,000

5 The Croft, Flookburgh, Grange-over-Sands, Cumbria, LA11 7NF

Super, Detached, 3 Double Bedroom property on a quiet, residential cul-de-sac which is well presented throughout. This property offers so much and comprises, Porch, Hallway, Cloakroom, Lounge, Dining Kitchen, Conservatory, 3 Double Bedrooms, Bathroom, Integral Garage, Gardens and Parking.

Early viewing is highly recommended.

## Quick Overview

Detached - 3 Double Bedrooms  
 2 Receptions - 1 Bathroom  
 Village Location  
 Friendly, peaceful cul-de-sac  
 Close to amenities  
 Neatly presented throughout  
 Attractive, modern Kitchen  
 Well tended, sunny rear Garden  
 Integral Garage and Parking  
 Superfast Broadband speed 58 mbps available\*



3



1



2



D



Superfast  
Broadband



Garage and  
Parking

Property Reference: G2963



Lounge



Dining Area



Kitchen



Conservatory

**Description** 5 The Croft is a super Detached home which will appeal in particular to families. Presented in lovely condition with pleasing neutral décor, modern Kitchen replaced in 2023, lots of internal space, incredibly well maintained, sunny Garden and popular, convenient location. Owned by the current vendors for almost 20 years they now feel they need to be closer to family so reluctantly offer their home for sale.

The glazed front door opens into the useful Porch with door into the Hallway. The Hallway is spacious with stairs to the First Floor and the integral Garage. The Lounge is a well proportioned spacious room with dual aspect. Front window with outlook into the pretty Front Garden and sliding patio doors to the rear. Attractive cream fireplace with electric fire. Always useful to have a downstairs 'loo' - with WC and small, wall mounted wash hand basin.

The Dining Kitchen has double, glazed doors into the Conservatory, open arch to the Kitchen and provides ample space for formal dining. The Kitchen has a pleasant aspect in to the rear Garden and is fitted with an attractive range of sage green, shaker style cabinets with soft closing doors and drawers and 'Oak' effect work surface with inset white sink. Built in electric oven and gas hob, integrated dishwasher and fridge freezer. The Conservatory is very generous and gives a lovely warm and relaxing feel with door in to the rear Garden.

From the Entrance Hall the stairs lead to the First Floor where there are 3 Double Bedrooms. Bedroom 1 is particularly generous with dual aspect, fitted wardrobes and under-eaves access. The Bathroom has a 4 piece white suite comprising bath, rectangular pedestal wash hand basin, WC and large shower enclosure. Spacious linen cupboard housing the hot water cylinder.

The Integral Garage has an up and over door, power light and water. It does provide enough room for Utility space for washing machine, tumble dryer and additional freezer if required. Wall mounted gas central heating boiler. Parking on the private driveway for 2 cars in front of the Garage.

There are well tended sunny Gardens to 3 sides of the property. There is a level lawn to the front and side of the property with well stocked flower borders providing a profusion of colour. The Rear Garden is securely gated to both sides and has a raised area of faux grass, chippings and lovely, paved, sunny patio area which provides a super space for outdoor dining

**Location** Flookburgh is a popular and friendly village with amenities such as Doctors Surgery, Primary School, Chemist, Bakery, Post Office, local shop and Public House - all within a short walk. The Railway Station at Cark is a little further but less than 3 minutes by car. For more amenities Grange is approx 10 minutes drive away.

From Grange Town Centre take the main road westwards towards Allithwaite, proceed through the village and into the

village of Flookburgh. Upon reaching the square turn left and after approximately 150 yards turn right into Field Head Place. Follow the road and take the third right turn into The Croft and No. 5 can be found shortly on the left hand side.

What3words. <https://what3words.com/tastes.making.kidney>

#### Accommodation (with approximate measurements)

Porch

Hallway

Cloakroom

Lounge 19' 7" max x 12' 11" max & 7'6" min (5.97m max x 3.94m max & 2.29m min)

Dining Area 8' 4" x 7' 1" (2.54m x 2.16m)

Kitchen 9' 8" x 7' 1" (2.95m x 2.16m)

Conservatory 12' 0" x 7' 9" (3.66m x 2.37m)

Bedroom 1 19' 7" x 11' 2" max & 8'3" min (5.97m x 3.4m max & 2.50m min)

Bedroom 2 12' 11" x 8' 11" (3.94m x 2.72m)

Bedroom 3 10' 2" x 9' 0" (3.1m x 2.74m)

Bathroom

Integral Garage 18' 8" x 6' 9" min (5.69m x 2.08m min)

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

Tenure: Freehold. Vacant possession upon completion.

\*Checked on <https://checker.ofcom.org.uk/> 19.7.24 not verified

Council Tax: Band D. Westmorland and Furness Council.

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

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 £900 – £950 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom 1



Bedroom 2



Bathroom



Rear Aspect

# 5 The Croft, Flookburgh, Grange-Over-Sands, LA11

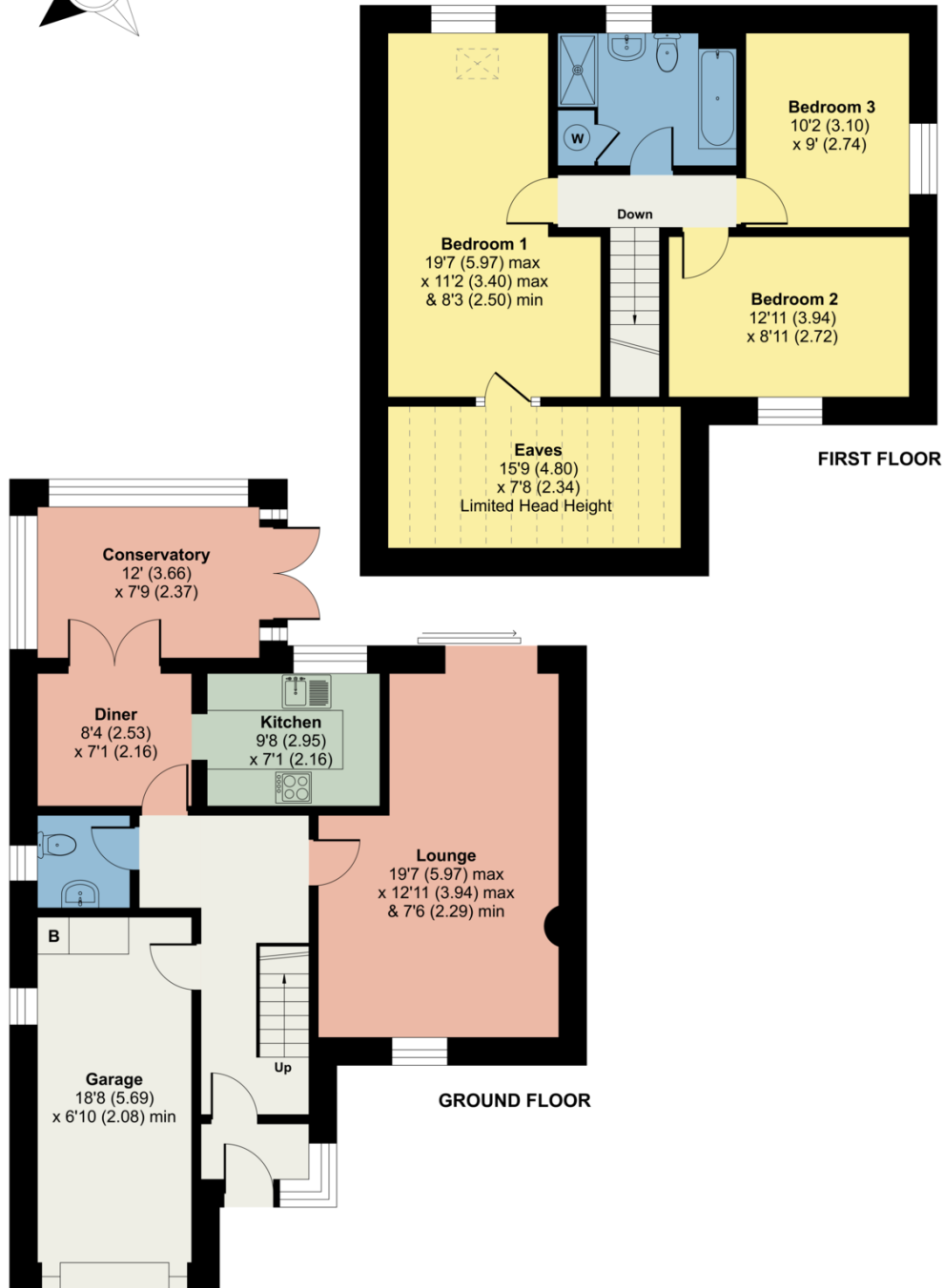
Approximate Area = 1199 sq ft / 111.4 sq m

Limited Use Area(s) = 129 sq ft / 12 sq m

Garage = 156 sq ft / 14.5 sq m

Total = 1484 sq ft / 137.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1162886

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