



## Grange-over-Sands

£655,000

Greencroft, 100 Kentsford Road, Grange-over-Sands, Cumbria, LA11 7BB

A wonderful, Detached Family Home in a super location, with lovely Bay views, having undergone an extensive refurbishment over that last few years and is now a beautifully presented, turn-key property for the lucky new owner.

Comprising Hallway, Lounge, Kitchen/Dining/Snug, Cloakroom, Utility Room, 4 Bedrooms, Shower Room, Bathroom, super Gardens, Terrace, Garage and Parking. Early viewing is highly recommended.

### Quick Overview

Detached - 4 Bedrooms  
 2 Receptions - 2 Bath/Shower Rooms  
 Wonderful views towards Morecambe Bay & beyond  
 Beautifully presented throughout  
 Close proximity to Promenade  
 Convenient for Kents Bank Railway Station  
 Extensively refurbished over the last 7 years  
 Fabulous Gardens  
 Parking and Garage  
 Superfast Broadband speed 80mbps available\*



4



2



2



D



Superfast  
Broadband



Garage and  
Parking

Property Reference: G2974





Entrance Hall



Lounge



Lounge



Living Area

**Description** Greencroft definitely has that special something! Could this be the delightful, peaceful, highly sought after residential location you are looking for? The convenience (but just far enough removed) position to town and proximity of Railway Station? The wonderful views towards Morecambe Bay? The attractive, tasteful décor? The programme of improvements over the last 7 years including new central heating system, windows, doors, Kitchen, Bathrooms etc? The excellent (extensive) outdoor space? Any of these? A combination of these, or a mix of these combined with that feeling, the feeling that can't be explained but feels like a warm hug? A viewing is the only way to fully appreciate this home but in brief, the composition follows!

The handy Porch with ceramic tiled floor and windows all round, enjoys views in to the Front Garden and to the sands of Morecambe Bay and beyond. The modern grey, composite door leads into the Hallway which has lovely, original, stripped floorboards (which continue into the Kitchen, Dining and Living areas). There is also an unused door which leads through to the Rear Lobby. The shallow stairs lead to the First Floor and original, painted doors into the Lounge and Kitchen areas. The Lounge is of most impressive proportions with a dual aspect from the 3 side windows and charming bay window to the front enjoying wonderful views into the Garden and Morecambe Bay beyond. An attractive sandstone style fireplace with living flame gas fire.

From the Hallway is the Open Plan Kitchen/Living and Dining Area. The Kitchen has been carefully designed to make the most of the superb views towards Morecambe Bay, so that this can be enjoyed from most areas but particularly the island when preparing food! The Kitchen is furnished with a good range of cream, shaker style wall and base cabinets and additional central island and complementary worktops. 1½ bowl stainless steel sink unit, integrated 'Bosch' dishwasher and fridge, built in 'NEFF' double oven and induction hob with extractor over. The Kitchen is open to the sunny Living Area which is cosy with fire place recess with oak beam over and bay window to the front with excellent views into the Garden and the wonderful bay views we mentioned earlier. The Kitchen area also opens in to the Dining Area with French doors into the Rear Garden.

The Rear Lobby has two useful, spacious storage cupboards, external rear door and access to the Cloakroom/WC and Utility Room. The Utility Room is 'galley' style with plumbing for washing machine and space for tumble drier and freezer.

From the Hallway the attractive staircase leads to the First Floor Landing which is spacious with large window to the rear overlooking the charming Rear Garden. Bedrooms 1 and 2 are generously proportioned and both enjoy magnificent views to the ever changing sands of Morecambe Bay and the fells beyond. Bedroom 3 is a double with side aspect but still some very good glimpses towards the Bay and Bedroom 4 is a good sized single with wonderful Bay views. The Shower Room is tiled with large shower enclosure and frosted window to the rear. The Family Bathroom is also tiled in pale grey slate effect





Lounge



Kitchen Area





Kitchen/Living Area



Dining Area



Bedroom 2



Bedroom 3

tiles with bath, WC and wash hand basin. Chrome ladder style radiator and frosted rear window.

The Detached Single Garage has a wooden pull around door, power and light. Parking is provided for several vehicles on the driveway.

The Gardens are fabulous - large enough to tire a boisterous team of children and to keep even the most enthusiastic of gardeners occupied! The Rear Garden has a good expanse of lawn with several, generous, paved seating areas to enjoy the sun. Lovely, sheltered sizeable metal gazebo style arbor. This pretty and unique structure creates a pretty and romantic focus to the Garden along with a very pleasant area to relax! Several, mature and well tended plants and shrubs fill the borders. The paved patio directly outside the patio doors is ideal for al-fresco dining and evening drinks, the vendor has also created a couple of very productive vegetable patches! The Front Garden is a delight with paved Terrace - the most inviting spot to enjoy morning coffee and those wonderful views! Steps down to level lawn all enclosed by mature hedges with pretty, colourful plants here and there.

**Location** This property enjoys an enviable, quiet residential location. This area of Grange over Sands is ideal for those seeking a home in an attractive location yet not to remote from the amenities of this popular coastal resort and with excellent road and rail communications (Railway Station at Kents Bank and Grange over Sands) closeby. The mile long level walk along The picturesque, Edwardian Promenade (or short drive) delivers you into Grange over Sands where services such as Medical Centre, Primary School, Post Office, Library, Shops, Cafes and Tea rooms can be found.

Leaving Grange travelling Westwards in the direction of Allithwaite, as the road levels, turn left into Carter Road and follow the road round into Kentsford Road and down the hill. 'Greencroft' is located on the right hand side just before Kents Bank Station.

What3words.

<https://what3words.com/processor.snapper.binder>

**Accommodation (with approximate measurements)**

**Entrance Porch**

**Entrance Hall**

**Lounge** 22' 7" into bay x 14' 9" max (6.88m into bay x 4.5m max)

**Kitchen/Living Area** 20' 1" into bay x 19' 8" max (6.12m into bay x 5.99m max)

**Dining Area** 12' 0" x 9' 1" (3.66m x 2.77m)

**Cloakroom**

**Utility Room** 10' 9" x 6' 0" (3.28m x 1.83m)

**Bedroom 1** 14' 10" x 13' 11" (4.52m x 4.24m)

**Bedroom 2** 13' 10" x 11' 10" (4.22m x 3.61m)

**Bedroom 3** 11' 0" x 11' 0" (3.35m x 3.35m)





Bedroom 1



View from the Terrace





Rear Garden



Front Garden



**Bedroom 4** 11' 10" x 8' 11" (3.61m x 2.72m)

**Bathroom**

**Garage** 19' 0" x 11' 0" (5.79m x 3.35m)

**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/> 12.8.24 not verified

**Council Tax:** Band G. Westmorland and Furness Council.

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

**Material Information:** The large tree in the corner of the front garden has a tree preservation order on it. This property is located within Grange Conservation Area.

**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 £1500 – £1600 per calendar month. For further information and our terms and conditions please contact our Grange Office.



## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015395 32301** or request online.



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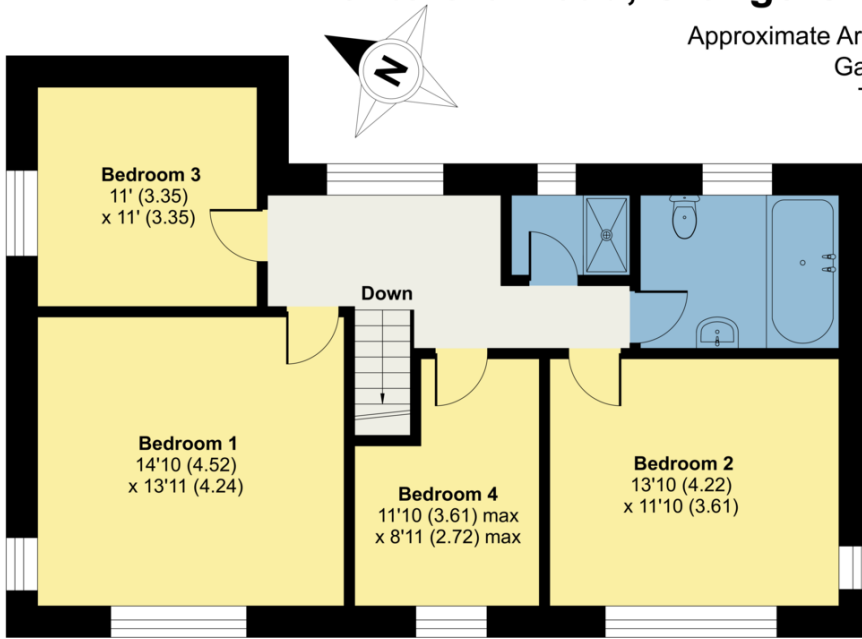
# Kentsford Road, Grange-Over-Sands, LA11

Approximate Area = 1794 sq ft / 166.6 sq m

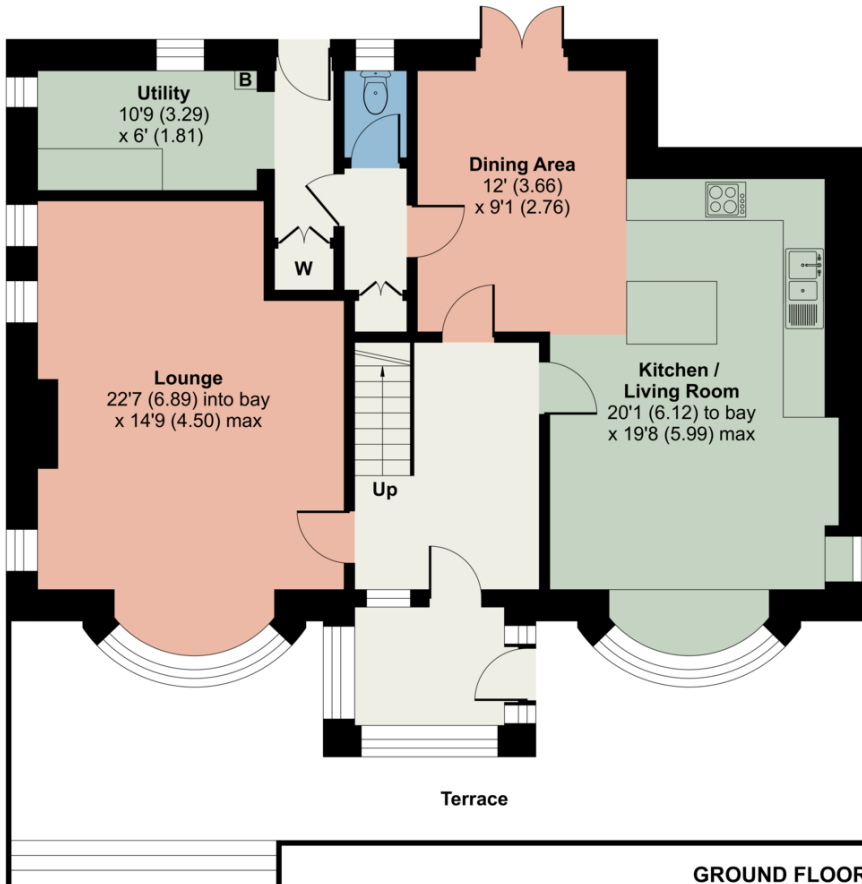
Garage = 209 sq ft / 19.4 sq m

Total = 2003 sq ft / 186 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). © n|cheom 2024. Produced for Hackney & Leigh. REF: 1173803

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