



## Allithwaite

**£295,000**

3 Highcroft Drive, Allithwaite, Grange-over-Sands, Cumbria, LA11 7QL

An excellent 2 Bedroom Detached Bungalow on a quiet residential cul-de-sac in Allithwaite. This practical, low maintenance Bungalow is a blank canvass for the new owner with potential to improve.

Comprising Hall, modern Shower Room, 2 Double Bedrooms, Dining Room, Kitchen, Rear Porch, Lounge, Sun Room, Garage, Under-croft, Parking and wonderful private Gardens.

No Upper Chain.

### Quick Overview

Detached Bungalow - 2 Bedrooms

1 Reception - 1 Shower Room

Edge of lovely Village

Partial view towards Humphrey Head

Modern Shower Room

Scope to improve

Delightful Gardens

Garage and Parking

No upper chain

Superfast Broadband speed 48mbps available\*



2



1



2



D



Superfast  
Broadband



Garage & Drive

Property Reference: G2983



Dining Room



Kitchen



Living Room



Rear Garden

**Description:** 3 Highcroft Drive is a super Detached Bungalow presented in such a way that it is now essentially a blank canvass for the new owner. Scope to improve perhaps in some areas such as the Kitchen and Sun Room and then ready for a carpet and a lick of paint - this property will appeal widely. This location is always popular as the residential cul-de-sac is peaceful and friendly and just a short walk from the local village store.

The uPVC front door opens into the Hallway with 2 useful cloaks/linen cupboards and integral door to the Garage. The Dining Room has a front aspect and airing cupboard housing the gas central heating 'combi' boiler. Doors to the Lounge and Kitchen - it wouldn't take too much effort or expense to create a Dining Kitchen if desired. The Kitchen has a dual aspect and pleasing outlook into the front Garden. Furnished with a range of older style wall and base units in good condition with stainless steel sink and space for oven and fridge freezer. Door to Side Entrance Porch which is ideal for muddy boots!

The Lounge is very well proportioned and light with dual aspect and partial view towards Morecambe Bay and Humphrey Head. Wall mounted gas fire and double doors to the Sun Room. The Sun Room has power and plumbing for a washing machine and provides direct access to the Garden.

The Bedrooms are both well proportioned double rooms with built-in double wardrobes and both have a lovely aspect in to the rear Garden. The Shower Room is modern with attractive grey tiling, low flush WC, wash hand basin and shower enclosure,

The Integral Garage has a metal up and over door, side window, power, light and water. Parking for 1 car to the front of the Garage. The Undercroft is very useful with power and light and is accessed from the rear Garden. This is currently utilised as storage/workshop area.

To the front is a pretty cottage style Garden with a small area of lawn and well established plants and shrubs. The rear Garden is a lovely surprise, being most private with a good expanse of lawn and has a variety of attractive, mature shrubs and trees. The Garden is very sunny and would keep a gardener very happy indeed!

**Location:** Located just on the outskirts of this popular village of Allithwaite and is within easy walking distance of the excellent Primary School, Village Store and popular village Public House, The Pheasant. A 5 minute drive and you will find yourself in the small town of Grange over Sands with amenities such as Railway Station, Post Office, Library etc or the ever popular and highly sought after village of Cartmel with fine dining and pubs and home to the famed steeplechase meetings and sticky toffee pudding!

Highcroft Drive is 'tucked away' just off the centre of this popular village and is a small cul-de-sac of Bungalows built in the 1970's. From the centre of Grange bear left at the mini-roundabout at the top of Main Street, proceed along The Esplanade heading Westwards towards the village of Allithwaite drop down the hill and take the first right into 'The Square'. Follow the road and take the 3rd left into Vicarage Lane and then left again into Highcroft Drive. No.3 is shortly on the left hand side.

What3words.

<https://what3words.com/hurricane.markets.rattler>

#### Accommodation (with approximate measurements)

##### Hall

**Dining Room** 11' 6" x 8' 3" (3.51m x 2.51m)

**Kitchen** 11' 7" x 8' 1" (3.53m x 2.46m)

##### Side Entrance Porch

**Lounge** 14' 11" x 12' 1" (4.55m x 3.68m)

**Sun Room** 12' 1" x 6' 0" (3.68m x 1.83m)

**Bedroom 1** 12' 5" max x 11' 3" inc wardrobes (3.78m max x 3.43m inc wardrobes)

**Bedroom 2** 13' 1" x 9' 4" max (3.99m x 2.84m max)

##### Shower Room

**Integral Garage** 16' 7" x 7' 1" min (5.05m x 2.16m min)

##### Under-croft

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

**Tenure:** Freehold. Vacant possession upon completion. No Upper Chain.

\*Checked on <https://checker.ofcom.org.uk/19/08/2024>

**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 £850 - £900 per calendar month subject to some upgrading. For further information and our terms and conditions please contact our Grange Office.



Rear Garden



Rear Garden



Bedroom 1



Bedroom 2

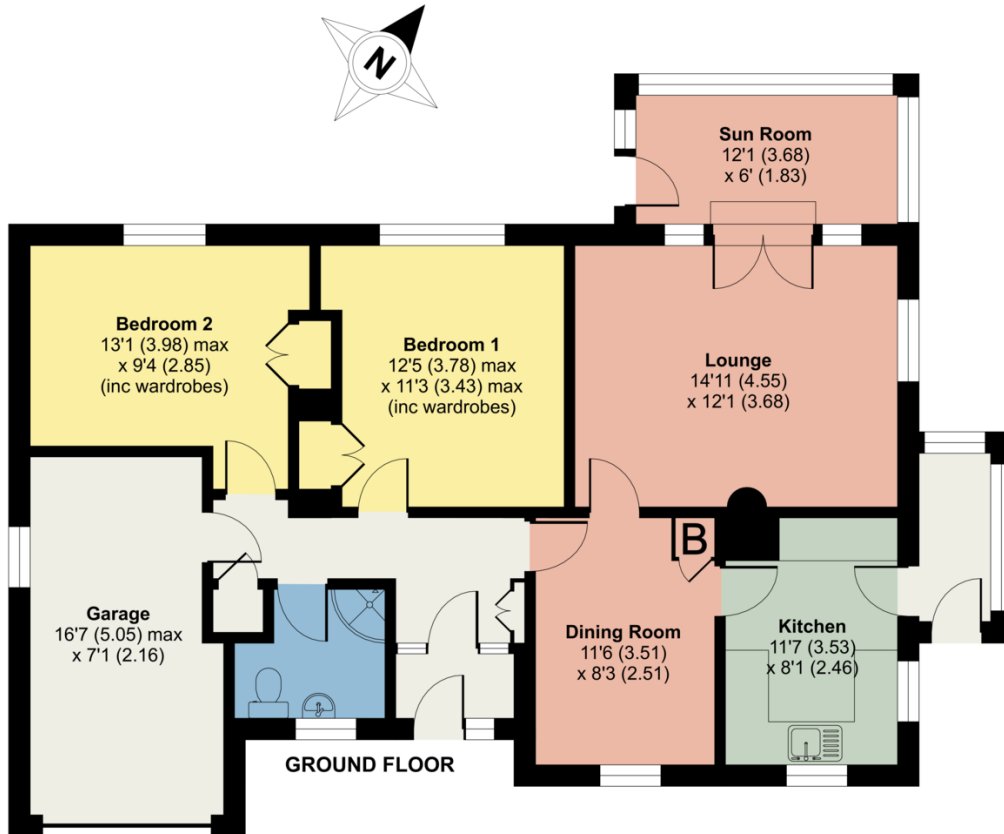
# Highcroft Drive, Allithwaite, Grange-Over-Sands, LA11

Approximate Area = 931 sq ft / 86.5 sq m

Garage = 141 sq ft / 186.1 sq m

Total = 1072 sq ft / 99.6 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: 1177220

A thought from the owners... "We have a well-tended, established garden which is one of the largest in the close. See on Google Maps!"

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