



## Grange-over-Sands

£460,000

67 Priory Lane, Grange-over-Sands, Cumbria, LA11 7BJ

A spacious, Detached home with a versatile layout, low maintenance outdoor space and pleasing Bay views.

Comprising Covered Side Entrance, Hallway, Lounge/Dining Room, Kitchen, Utility Room, Sun Room, 2 Double Bedrooms (1 En-Suite) and Shower Room on the First Floor. Bedroom with En-suite WC, Store Room and Eaves Storage on the Ground Floor. Integral Tandem Garage, Parking for 3-4 cars, low maintenance paved Rear area.

Viewing recommended.

### Quick Overview

Detached - 3 Double Bedrooms

1 Reception - 2 Shower Rooms

Sought after residential area

Lovely Bay views

Neatly presented with a versatile Layout

Solar Panels providing a good feed in tariff

Close to Kents Bank Railway Station

Low maintenance outdoor space

Tandem Garage and Parking for several cars

Superfast Broadband available\*



3



2



1



C



Superfast  
Broadband



Tandem Garage  
and Parking

Property Reference: G2956



Hall



Lounge / Dining Room



Lounge / Dining Room



Kitchen

**Description** 67 Priory Lane is an excellent property, with a versatile layout and will have a broad appeal. With spacious, well proportioned rooms, double glazed windows and gas central heating. This excellent property is ideal for a family or those down-sizing and with the En-Suite Bedroom on the Ground Floor this could be ideal for those with a dependent relative or simply a super private Guest Room. Offered with no upper chain.

The main entrance is to the side and 7 steps lead up to the spacious Covered Porch - the most has been made of this space by tiling the walls and adding stained glass to the high level window. The main door opens into the Hallway. A very spacious Hallway indeed with coved ceiling, double airing cupboard with hot water cylinder, cloaks cupboard and stairs to the Lower Ground Floor.

The Kitchen is well proportioned with a dual aspect and furnished with an excellent range of cream wall and base cabinets with striking hardware and granite work-surface and breakfast bar incorporating the 1½ bowl sink. Integrated 'Bosch' dishwasher and fridge freezer. Built in 'Bosch' oven and ceramic hob with the cooker hood over. From the Kitchen double doors lead into the Lounge/Dining Room. The first thing to notice is the sheer size of this impressive room, the second is the charming view towards Morecambe Bay from the Lounge window. Attractive fireplace with inset living flame gas fire with polished stone hearth. Ample space for both living and dining furniture.

From the Hallway a door leads to the Utility Room always a welcome extra and this provides useful storage, base cabinet with inset sink and worktop with space under for washing machine and fridge freezer. Former external door into the Sun Room which was added in 2010 with ceramic heated tiled floor. This space is light, bright and airy with a relaxing peaceful feel and pleasant aspect in to the rear Garden.

The Master Bedroom is well proportioned with a lovely front aspect over the Garden and good views towards Morecambe Bay. Attractive bank of cream fitted wardrobes and modern En-Suite Shower Room with complementary tiled walls, comprising white shower enclosure, WC and shower enclosure. Bedroom 2 is a generous Double Bedroom with rear aspect and glazed door into the Sun Room. The Shower Room is fully tiled with a 3 piece suite comprising walk-in shower, wash hand basin and WC.

From the Hallway stairs lead down to the Ground Floor Lobby with access to the Integral Garage, Store Room and Under-Croft storage. Bedroom 3 is the final spacious double room with front aspect into the Garden and door to En-Suite WC and wash hand basin. The useful walk-in Store room provides access to the Under-croft which provides further, extensive storage (with limited head height).

The Lobby also leads in to Integral Tandem Garage with electronic up and over door, power, light and water. Parking for 3-4 cars on the driveway. The Garden to the front is a deep and very well stocked bed, packed full of well established, colourful plants and shrubs. Securely gated paved pathways lead around both sides to the rear. The Rear Garden is paved for ease and enjoys a good level of privacy, shelter and sunshine!



Lounge / Dining Room



Kitchen



Shower Room



Sun Room



Bedroom 1



Bedroom 2

**Location** Kents Bank is a popular area of Grange over Sands for those seeking a quiet residential location, with Kents Bank Railway Station just a short walk away. The town centre is approximately 1 mile away and boasts amenities such as Medical Centre, Library, Primary School, Post Office, Shops, Cafes & Tea Rooms. The Edwardian Promenade is closeby and also provides a level walk in to Town. Grange is conveniently located approximately 20 minutes from Junction 36 of the M6 Motorway and a similar distance from the base of Lake Windermere.

To reach the property travel from Grange-over-Sands along Kents Bank Road. Travel up Risedale Hill (with the big pink building on the right). Turn left into Carter Road and follow the road around into Kentsford Road. Take the first right into Priory Lane and No. 67 can be found shortly on the right hand side.

#### Accommodation (with approximate measurements)

**Covered Porch**

**Hallway**

**Kitchen** 15' 10" x 10' 1" (4.83m x 3.07m)

**Lounge/Dining Room** 30' 10" max x 15' 2" max (9.4m max x 4.62m max)

**Utility Room** 7' 4" x 7' 4" min (2.24m x 2.24m min)

**Sun Room** 9' 3" x 7' 6" (2.83m x 2.30m)

**Bedroom 1** 16' 11" x 10' 11" (5.16m x 3.33m)

**En-Suite Shower Room**

**Bedroom 2** 13' 11" x 10' 4" (4.24m x 3.15m)

**Shower Room**

**Bedroom 3** 17' 10" x 10' 5" max (5.45m x 3.20m max)

**En-Suite WC**

**Store Room/Study**

**Integral Tandem Garage** 31' 4" x 15' 3" max & 8'5" min (9.55m x 4.65m & 2.59m min)

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

Solar Panels which heat the water. A good feed in tariff is paid to the owner which helps to off set the electricity usage annually.

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

\*Checked on <https://checker.ofcom.org.uk/> 28.6.24 not verified

**Note:** This property may only be used as a Private Dwelling House. The property may be used as a Second Home or for Assured Shorthold Tenancies but may not be use for Holiday Lets.

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

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

**What3words:** <https://what3words.com/>

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



Views



Bedroom 1



Bedroom 3



Rear



External

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £1100 – £1200 per calendar month. For further information and our terms and conditions please contact our Grange Office.

**Anti-Money Laundering Regulations (AML):** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (incl. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).

## 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.



Need help with **conveyancing**? Call us on: **01539 792032**



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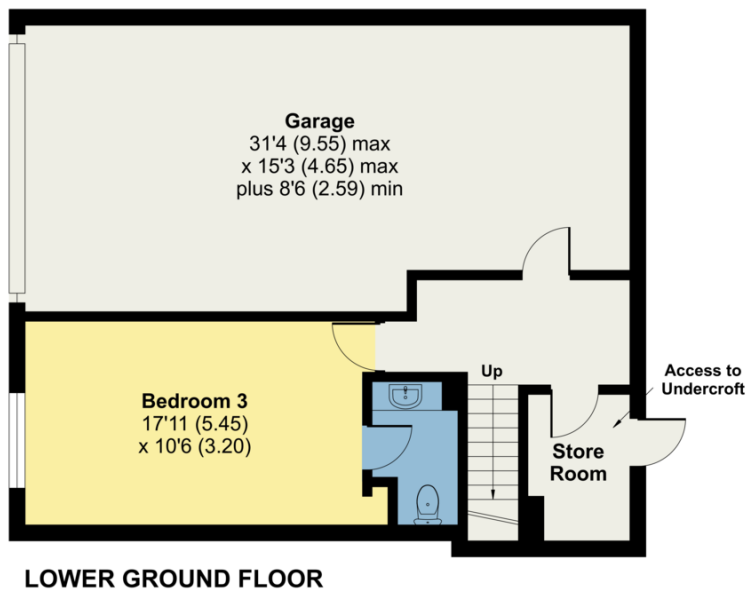
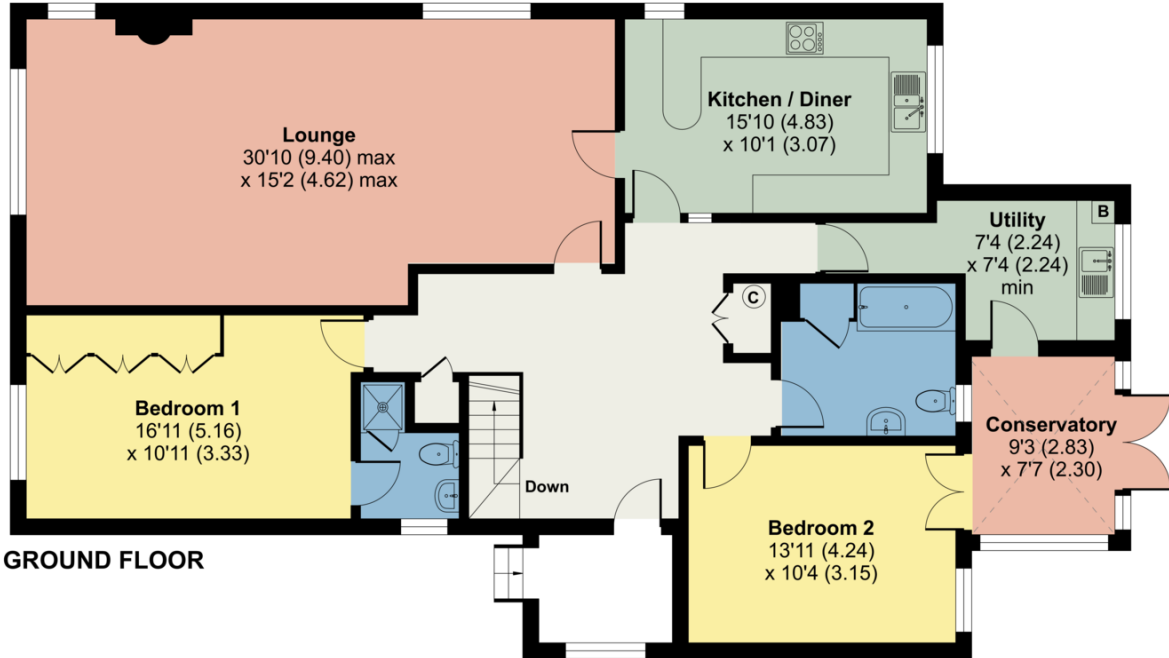
# Priory Lane, Grange-Over-Sands, LA11

Approximate Area = 1865 sq ft / 173.2 sq m

Garage = 450 sq ft / 41.8 sq m

Total = 2315 sq ft / 215 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). © n̄cheom 2024. Produced for Hackney & Leigh. REF: 1193951

A thought from the owners - This is a quiet property with good neighbours and a fine community feel. The views over Morecambe Bay are ever changing with the tides and the fresh air blows in from the seascape. A short walk to Kents Bank train station provides a good day out either to Grange (one stop) or Lancaster and Barrow and beyond.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 30/09/2024.

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