



Allithwaite

£320,000

Lemington, Holme Lane, Allithwaite, Grange-over-Sands, Cumbria, LA11 7QD

A super, chain free, traditional 1930's Semi-Detached House with a tried and tested layout, picture rails, plate racks, solid construction and this one in particular has been much loved and well cared for for the last 38 years. The property provides well proportioned, light rooms, pleasing views to the rear towards Morecambe Bay, Front and Rear Gardens, Parking for 2/3 cars and Attached Garage. These properties are always popular with families and although in great condition, it may present an opportunity for new owners to update here and there to their own taste which is always appealing.

This property benefits from double glazing and gas central heating, so with these jobs done perhaps you may wish to consider extending as so many neighbouring properties have done. Definitely not a necessity but an bonus option for the future?

Quick Overview

Traditional 1930's Semi Detached House
Lovely views to the rear
Excellent Family Home
3 Bedrooms
1 Bathroom plus useful Cloakroom
Popular, residential location
Gas Central Heating and double glazing
Attached Garage, Parking and Garden
No upper chain
Superfast Broadband



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Superfast
Broadband



Garage and
Parking

Property Reference: G3044



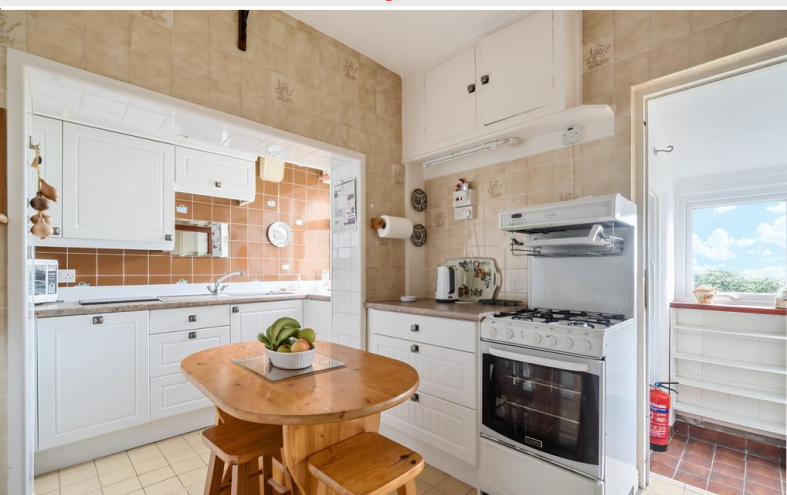
Hallway



Lounge to Dining Room



Dining Room



Kitchen

The front door opens into the welcoming and spacious Hallway with lovely, original plate rack and stairs leading to the First Floor. There is a useful, under stairs Cloakroom with WC and corner wash hand basin. The Lounge and Dining Room currently are open with folding doors for separation if required. With the dual aspect this room is sunny and spacious with a bay window to the front and the rear window enjoys a super view over fields to Morecambe Bay. Electric fire with tiled surround. The Kitchen has a pleasant rear aspect and is furnished with a range of white wall and base cabinets with stainless steel sink unit and complementary tiled walls. Space for fridge freezer and electric oven. The Rear Porch is a very useful space, it provides similar pleasing views to the dining area and also space for coats and boots. The Utility Room has plumbing for washing machine, space for tumble drier or additional freezer and houses the gas central heating boiler.

The stairs lead up to the Landing with side window and original doors to the Bedrooms and Bathroom. Bedroom 1 is a well proportioned double Bedroom, enjoys a rear aspect and has delightful views towards Morecambe Bay. Recessed electric fire. Bedroom 2 is a similar good size with front aspect. Bedroom 3 is a spacious single, also with a front aspect. The Bathroom has a coloured suite comprising walk in shower, WC and pedestal wash hand basin. Painted, half height tongue and groove panelling, corner cupboard and frosted rear window.

Externally there is an attached Garage with up and over door, power, light and pedestrian door to the rear. Part of the Garage is utilised as Workshop space but does not inflict on space for a car. Parking for 2 cars on the private driveway. There are well tended, pretty Gardens to the front and rear. The Rear Garden has a manicured, level lawn and deep, well stocked borders. A paved, sunny patio provides a delightful, relaxing and peaceful space from which to enjoy more of those super views.

Location Allithwaite is a popular village with excellent Primary School, Convenience Store and highly regarded Public House/Restaurant - The Pheasant. Approximately 5 minutes by car from the small town of Grange over Sands with a wider range of amenities including Medical Centre, Post Office, Library, Shops, Tea Rooms/Cafes and Railway Station. Lemington is within walking distance of Kents Bank Railway Station - approximately 1 mile.

To reach the property proceed from Grange over Sands in the direction of Allithwaite. As you enter the village, on Holme Lane, Lemington can be found shortly on the left-hand side - approximately half way down the hill.

What3words - <https://what3words.com/pelt.shield.chainsaw>



Lounge



Dining Room



Bedroom 1



Bedroom 3



Shower Room



Rear Garden

Accommodation (with approximate measurements)

Hall

Lounge 13' 8" into bay x 12' 0" (4.19m into bay x 3.67m)

Dining Room 13' 0" x 10' 11" (3.96m x 3.35m)

Kitchen 12' 4" max x 9' 4" (3.76m max x 2.84m)

Rear Porch

Utility Room

Bedroom 1 13' 1" x 11' 2" (3.99m x 3.4m)

Bedroom 2 12' 1" x 12' 0" (3.68m x 3.66m)

Bedroom 3 7' 9" x 6' 7" (2.36m x 2.01m)

Bathroom

Garage 19' 10" max x 6' 11" min (6.07m max x 2.13m min)

Services: Mains electricity, gas, water and drainage. Gas central heating to radiators. Boiler replaced in Nov 2022. Windows and doors are 'A' rated and were installed in 2015.

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

Council Tax: Band D. Westmorland and Furness Council.

Viewings: Strictly by appointment with Hackney & Leigh.

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 between £900 – £1000 per calendar month. For further information and our terms and conditions please contact the 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 (inc. 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).



Kitchen



Bedroom 2



Rear Garden



View from Garden

[Request a Viewing Online](#) or Call 015395 32301

Meet the Team

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Viewings available 7 days a week
including evenings with our
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Call **015395 32301** or request
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Holme Lane, Allithwaite, Grange-Over-Sands, LA11

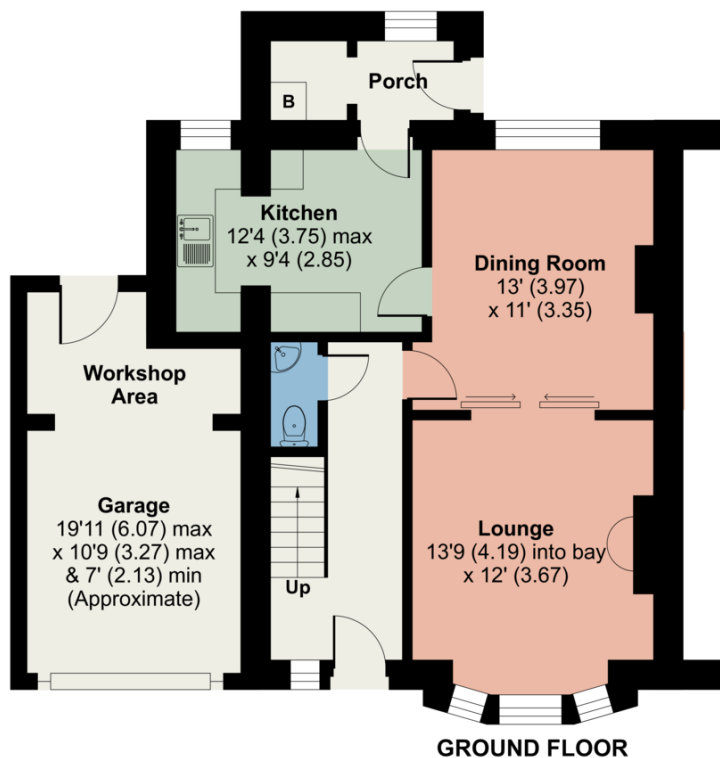
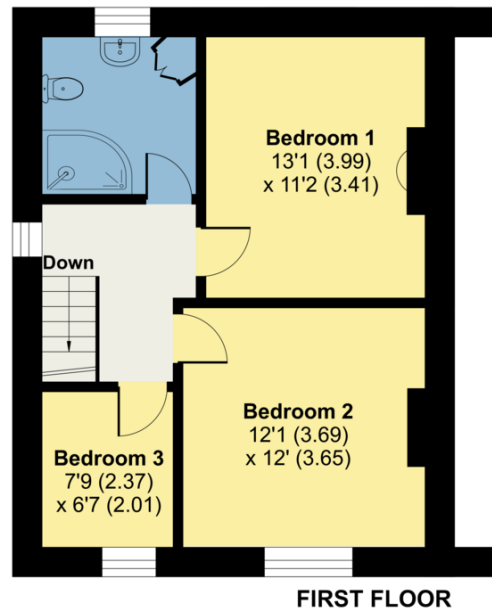


Approximate Area = 1083 sq ft / 100.6 sq m

Garage = 212 sq ft / 19.6 sq m

Total = 1295 sq ft / 120.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2025. Produced for Hackney & Leigh. REF: 1256761

A thought from the owners - This is a very light bright much loved family home with outstanding views within an excellent village community.

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