



## Allithwaite

£330,000

37 Templand Park, Allithwaite, Grange-over-Sands, LA11 7QS

37 Templand Park is a spacious, chain free light Detached Dormer Bungalow which is neatly presented with fresh neutral decoration and mostly newly laid carpets. This versatile property has a Bedroom/Dining Room on the Ground Floor and is therefore flexible to arrange as you require. Ideal for those with limited mobility perhaps or those who like to host guests but like to have their own floor for privacy. It is spacious enough for families but easy enough for retired couple looking to downsize.

The Gardens are nicely maintained and due to the corner plot generous in size too. There is also Parking for several vehicles - and bags of space for a Garage if you like! No Upper Chain.

### Quick Overview

- Pleasing views to the rear
- Edge of village location
- Quiet residential area
- Generous corner plot
- Option for lateral living
- Parking for several vehicles
- Opportunity to upgrade if required
- Detached Bungalow with 3 Double Bedrooms
- No upper chain
- Superfast Broadband



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Superfast  
Broadband



Ample Parking

Property Reference: G3049



Lounge/Dining Room



Kitchen



Bedroom 1



Shower Room

A couple of steps either side lead to the composite wood effect front door which opens into the spacious Hallway with useful double cloaks cupboard and open tread staircase to the First Floor. The Lounge/Dining Room is a particularly spacious room running the whole depth of the house with front and rear aspect. The rear has sliding patio doors and direct access to the Garden. Electric stove set on a polished stone hearth with wooden surround. The Kitchen is spacious and light with a dual aspect and has a range of wall and base units with splash back tiling and stainless steel sink unit. Built in electric oven, ceramic hob, plumbing for dishwasher and space for under counter fridge. The Kitchen is spacious enough with the current layout to accommodate a breakfast table too. There is also a useful Pantry cupboard housing gas and electric meters. A step down leads to the useful Utility Porch with plumbing for washing machine and space for drier and freezer. Ideal for muddy boots and wet dogs. The Shower Room is to the rear with a white suite comprising WC, double shower, pedestal wash hand basin and heated towel rail.

The straight stair leads to the First Floor Landing with double linen cupboard housing the gas central heating boiler. There are 2 Double Bedrooms both with gable end windows and eaves storage. Central Cloakroom with WC and wash hand basin. Potential to add a shower if required in the linen cupboard.

The Gardens surround the property with the front garden being mainly gravelled for ease. There is extensive parking on the brick set driveway with space for a Garage perhaps behind the gated area. The Rear Garden enjoys pleasing views over an open field to countryside beyond and both the rear and side Garden has well kept lawn, deep, well stocked borders and paved pathway and patio and stone walled and fence borders. There is also a timber Store.

**Location** Allithwaite is a popular village with an excellent Primary School, well known Public House and Restaurant, Community Centre which is the hub of many events and social gatherings in the village with Bowling Green, Football Pitch, Skate Board and Bike Track (Pump Track)! There is also a Village Shop providing every day needs. Cartmel is a short drive away with Secondary School, famous Cartmel Races and Sticky Toffee Pudding, plus several pubs and fine eateries including L'Enclume Restaurant. Grange has a wider range of amenities such as Medical Centre, Post Office and Train Station.

To reach the property travel out of Grange in the direction of Allithwaite. Upon reaching the village, drop down the hill (Holme Lane) and turn right into The Square - continue up the hill into Church Road. Follow the road past the Church and Primary School and turn left into Green Lane. Take the first right into Templand Park and No. 37 is directly in front of you.



What3words -

<https://what3words.com/serious.nametag.sized>

### Accommodation (with approximate measurements)

#### Hallway

Lounge/Dining Room 24' 4" x 11' 11" (7.42m x 3.63m)

Breakfast Kitchen 12' 11" x 12' 0" (3.94m x 3.66m)

Utility/Sun Porch 11' 10" x 6' 4" (3.61m x 1.93m)

#### Shower Room

Bedroom 1 11' 11" x 11' 0" max (3.63m x 3.35m max)

#### First Floor

Bedroom 2 12' 11" x 12' 0" (3.94m x 3.66m) some limited head height

Bedroom 3 13' 0" max x 9' 6" (3.96m max x 2.9m) some limited head height

#### Separate WC

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

**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 £950 - £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).



Bedroom 2



Bedroom 3



Rear Garden



Rear Garden

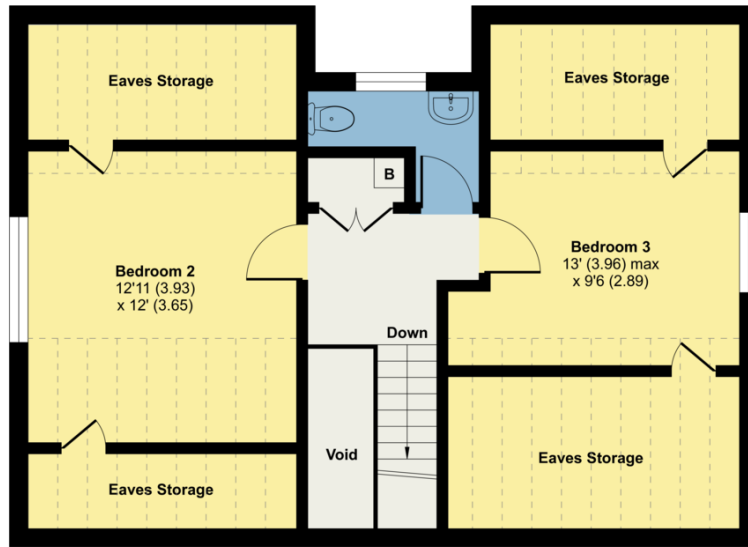
# Templand Park, Allithwaite, Grange-Over-Sands, LA11

Approximate Area = 1130 sq ft / 104.9 sq m (excludes void)

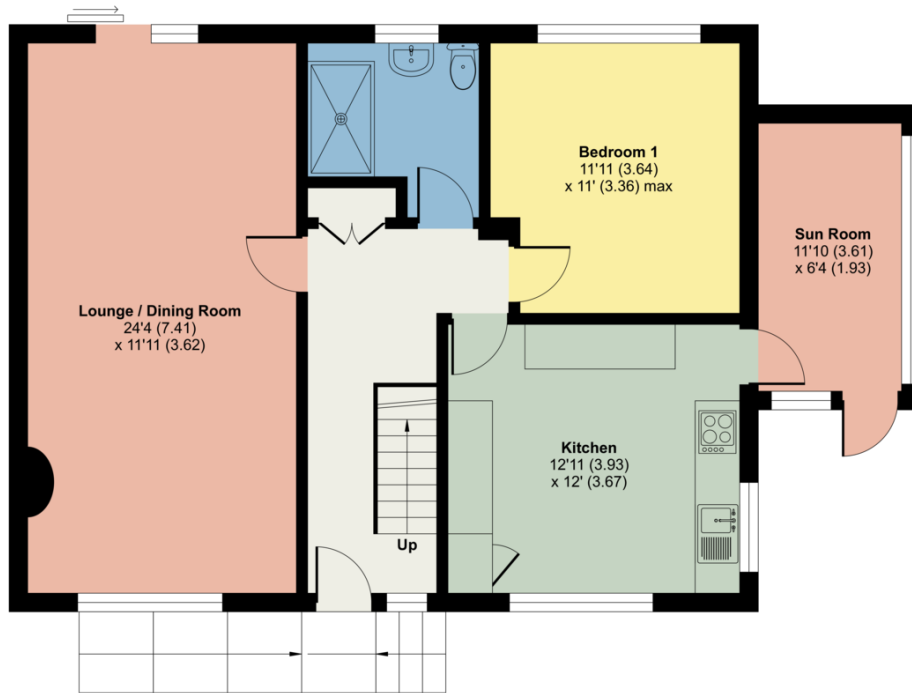
Limited Use Area(s) = 368 sq ft / 34.1 sq m

Total = 1498 sq ft / 139 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1264706

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