



Grange-Over-Sands

£395,000

51 Laneside Road, Grange-Over-Sands, Cumbria, LA11 7BX

Located in Kents Bank, this delightful 2 Bedroom Detached Bungalow offers a perfect blend of comfort and tranquillity. The spacious Lounge is bathed in natural light with Balcony off which is ideal for morning coffee or evening drinks looking out to Morecambe Bay in the distance. The adjoining Kitchen is well-equipped, offering ample storage and functionality for all your culinary needs. There are 2 Double Bedrooms both with recessed wardrobes and 1 with an En-Suite Bathroom plus separate Shower Room .

Outside, the Gardens offer a private sanctuary for those with green fingers. Together with the Attached Garage, Parking space, Summer House and Garden Store there is also a superb Under-croft which is ideal as a Workshop and storage.

Internal inspection strongly recommended. No Upper Chain

Quick Overview

Quiet residential area
Modern Breakfast Kitchen
2 Bedrooms (1 En-suite)
Detached Bungalow
Gas central heating
Balcony looking in to garden and to the Bay
Kents Bank Railway Station close-by
Private Garden
Garage and Parking
Superfast Broadband



2



2



1



D



Superfast
Broadband



Garage and
Parking

Property Reference: G3075



Entrance Hall



Lounge



Kitchen



Kitchen

From the Driveway a gate leads to the Open Porch with Oak door which leads you in to the generous 'L' shaped Hallway with 2 recessed cloaks cupboards. Painted wooden panelling to walls, ceiling roses, coved ceiling, ceramic tiled floor and loft hatch providing access to boarded storage. Oak doors lead to all rooms. The Lounge is a full depth triple aspect room with super stone fire surround with unique antique tiles and stone hearth. Engineered oak flooring, coved ceiling, door to Kitchen and ample space for living and dining furniture. The patio doors lead to the Balcony an ideal space to enjoy the garden and views towards Morecambe Bay. The Breakfast Kitchen has a bespoke Oak cupboard and shaker style light blue wall, base and larder cupboards with pale stone work surface incorporating the deep porcelain double 'French country sink' with hand painted wall tiles splash back. Super stainless steel 6 burner Britannia range oven with Britannia cooker hood over. Integrated fridge, part Oak panelled walls, rear window, external Oak door and ceramic tiled floor.

Bedroom 1 is a double Bedroom with a front aspect and decorated in French country style. Engineered oak flooring, coved ceiling and recessed double wardrobe with half glazed doors. The impressive En-Suite Bathroom is presented in an antique style with frosted window and period white suite comprising high flush WC, pedestal wash hand basin and free standing claw foot bath with brass fittings. Wooden wall panelling, oak shelf and Myson radiator/tower rail. Bedroom 2 is also a double bedroom with a rear aspect into the Garden. Solid wood flooring, coved ceiling, recessed wardrobe with half glazed doors and additional fitted wardrobe. The Family Shower Room has attractive marble wall tiles, tiled floor and 2 frosted rear windows. White 3 piece suite comprising low flush WC, wash hand basin on a heated frame and double shower enclosure with power shower.

Outside there is an extensive Under-croft (with some limited head height) which is accessed from the rear garden and is ideal for storage and houses the wall mounted Valliant gas central heating boiler and has power and light. The attached Garage has a remote controlled up and over door. Power, light and plumbing. Parking to the front of the Garage. The front Garden is packed full of interesting mature plants and shrubs, is securely gated and has areas of attractive exposed limestone rock. Gated pathways to both sides lead round to the rear. A raised 'pathway' with balustrades leads around to the back door. In the lower area is a Summer House with slate roof and further planting bordered by a high hedge. A 'secret' garden can be found a little further on which is a delight. Private and not overlooked, there is a small area of lawn and more well established, colourful plants and shrubs. Useful timber Garden Shed with slate roof.

Some contents are available subject to further negotiations.

Location Laneside Road is a quite residential road within the Kents Bank area which benefits from its own Railway Station and is approx 1 mile from the centre of Grange over Sands which has many amenities on offer including Medical Centre, Library, Post



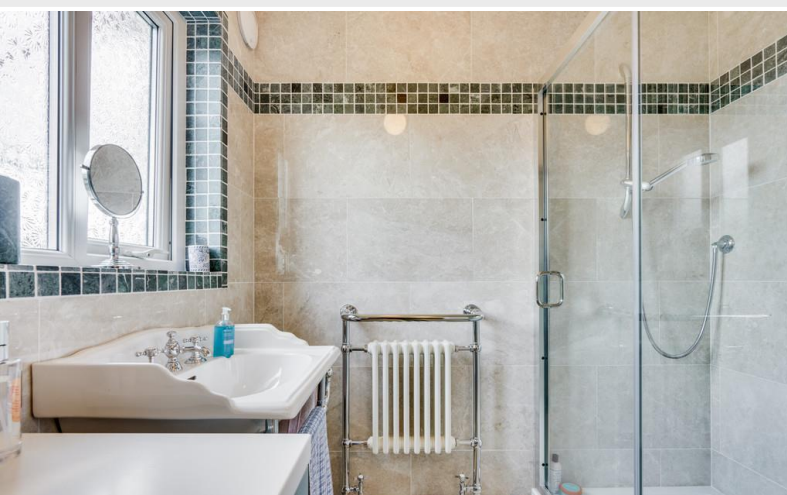
Kitchen



Bedroom 1



En-Suite Bathroom



Shower Room



Rear Garden



Side Garden

Office, Primary School, Shops, Cafes and Tearoom, picturesque Edwardian Promenade and Ornamental Gardens.

To reach the property proceed out of Grange over Sands in the direction of Allithwaite. At the top of Risedale Hill (passing the large pink residential home on the right) take the left into Carter Road. Follow the round passing the central chestnut tree, following Granby Road take the left turn into Laneside Road. Follow the road around to the right and the property can be found shortly on the left.

What3words - <https://what3words.co.uk/canal.umpires.stencil>

Accommodation (with approximate measurements)

Open Porch

Hallway

Lounge 26' 5" x 12' 10" (8.06m x 3.93m)

Balcony 11' 8" x 11' 3" (3.56m x 3.43m)

Breakfast Kitchen 12' 1" x 10' 4" (3.68m x 3.15m)

Bedroom 1 14' 0" x 12' 0" (4.28m x 3.66m)

En-Suite Bathroom

Bedroom 2 12' 2" x 10' 11" (3.71m x 3.33m)

Shower Room

Garage 24' 0" x 10' 7" (7.32m x 3.23m)

Under-Croft 26' 8" x 9' 6" (8.14m x 2.90m) with some limited head height plus further additional storage.

Summer House 6' 1" x 4' 5" (1.86m x 1.35m) external measurements

Garden Shed 7' 11" x 5' 11" (2.43m x 1.81m) external measurements

Services: Mains electricity, gas, water and drainage.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band D. South Lakeland District Council.

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

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.

Residential Lettings: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £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



Bedroom 2



Balcony



Views to Morecambe Bay



Request a Viewing Online or Call 015395 32301

Meet the Team

Mark Hadwin

Sales Manager & Property Valuer

Tel: 015395 32301

markhadwin@hackney-leigh.co.uk



Helen Hadwin

Office Manager

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Tracy Staton

Sales Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Sarah Lucas

Sales Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



David Heaven

Viewing Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



Carolyn Featherstone

Viewing Team

Tel: 015395 32301

grangesales@hackney-leigh.co.uk



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

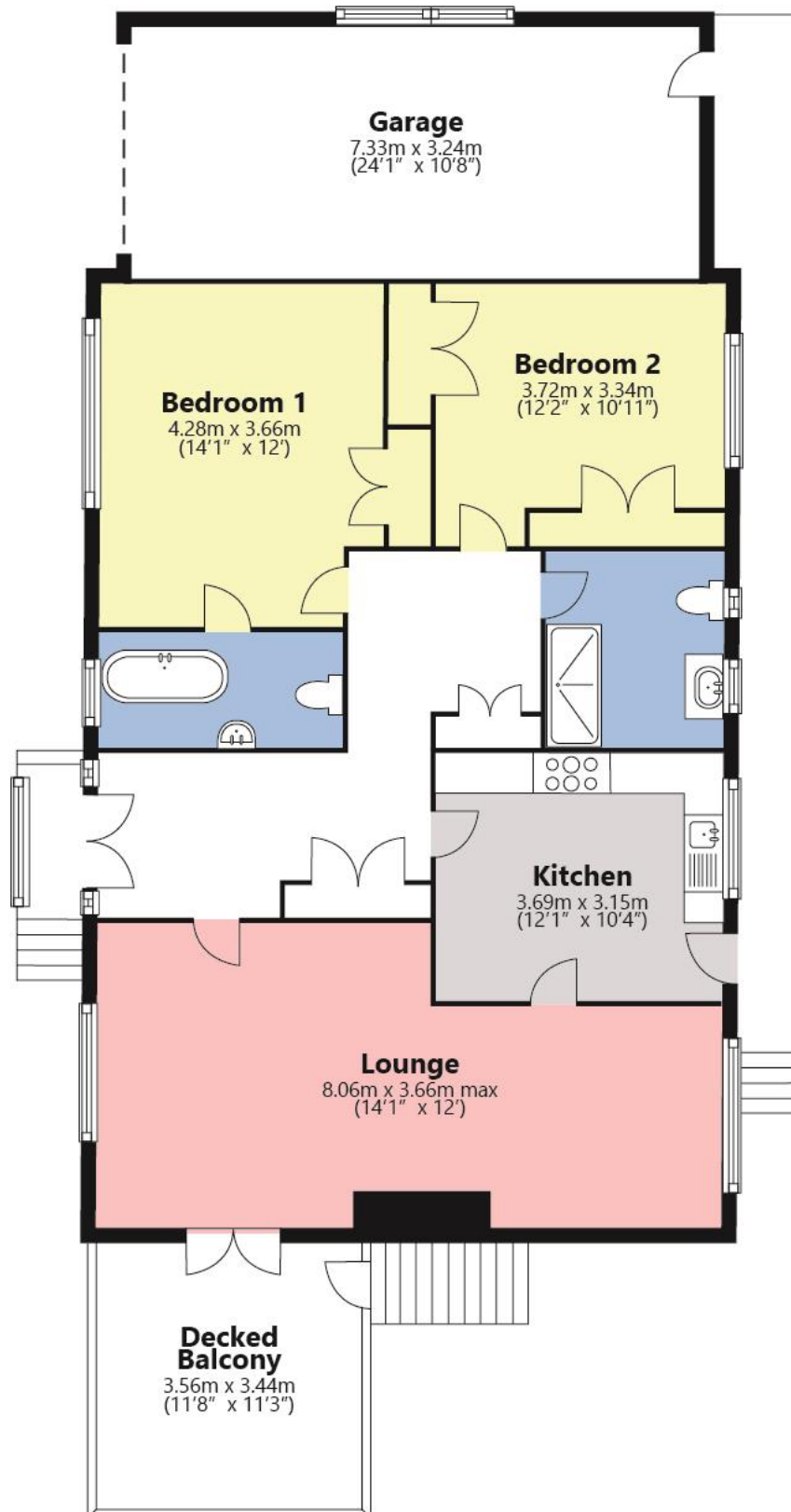


Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: grangesales@hackney-leigh.co.uk



Total area: approx. 122.8 sq. metres (1321.9 sq. feet)

For illustrative purposes only. Not to scale. REF: G2460

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 08/05/2025.

Request a Viewing Online or Call 015395 32301