



Grange-over-Sands

£400,000

Windsway, 58 Priory Lane, Grange-over-Sands, Cumbria, LA11 7BJ

A neatly presented and exceptionally spacious 2 Bedroom Detached Bungalow of traditional construction under a tiled roof in this quiet, sought after residential area just 1 mile from the centre of Grange over Sands. Every single room including the Hallway is spacious and light and there is 'bags' of storage including the loft. This lovely home enjoys views towards Morecambe Bay and benefits from attractive, sunny, low maintenance Gardens. This property is turn key ready in every regard!

This property will appeal to those downsizing perhaps or retirees seeking a slightly easier life and is available with no upper chain making it even more attractive!

Quick Overview

- Detached - 2 Double Bedrooms
- Some lovely views towards Morecambe Bay
- Low maintenance, sunny outdoor space
- Neatly presented
- Very spacious and well proportioned rooms
- Peaceful, sought after residential area
- Double glazing and gas central heating
- Garage and Parking
- No upper chain
- Superfast Broadband



2



1



2



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Superfast
Broadband



Garage and
Parking

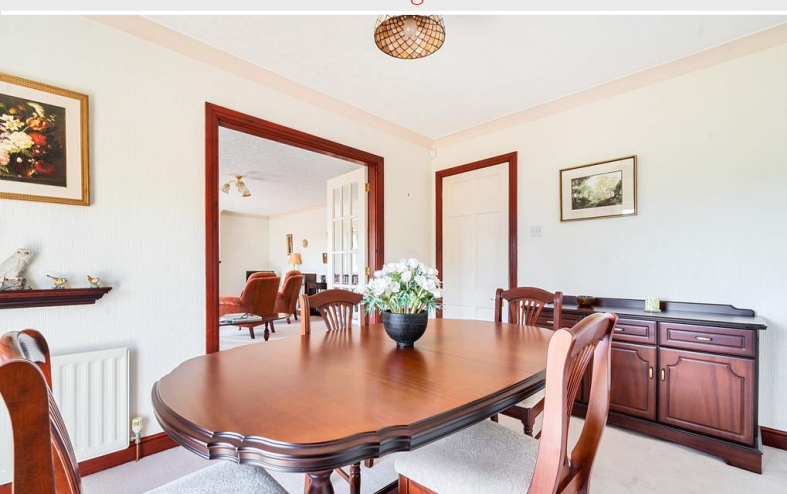
Property Reference: G3077



Entrance Hall



Lounge



Dining Room



Kitchen

The glazed sliding door opens into the Enclosed Porch with ceramic tiled floor and boiler cupboard housing the gas central heating boiler. 2 steps up to the main front door opening into the 'L' shaped spacious Hallway with coved ceiling, cloaks cupboard, storage cupboard and airing/linen cupboard - certainly no shortage of storage! There is a loft hatch with metal pull down ladder leading to the partially boarded loft with light - further storage! The Kitchen is a good size with front aspect and steps down to the rear door into the small, glazed Side Porch. Furnished with a range of lighter 'wood' wall and base cabinets with complementary worktops and 1.5 bowl sink. Integrated fridge, freezer and dishwasher and built-in electric oven and gas hob with cooker hood over.

The Lounge is a super, sunny room of very impressive dimensions! One of the first things to notice is the charming view to Morecambe Bay from the side window - which changes by the hour! Living flame gas fire with polished stone hearth and wooden surround. Sliding doors to the 'Balcony' with steps down to the Garden which is a wonderful, sunny spot to enjoy morning coffee and the splendid Bay view. Double glazed doors lead to the formal Dining Room with separate access from the Hall too. Wide, double glazed door with direct access to the Garden. (should a 3rd Bedroom be required the Lounge is more than large enough to accommodate dining furniture to enable the current Dining Room to have a different use)!

Bedroom 1 is a well proportioned double room with a range of fitted bedroom furniture and delightful views towards Morecambe Bay. Door to En-suite WC with wash hand basin (we are advised that a shower was once in the en-suite and plumbing is still there). Bedroom 2 is a second generous Double Bedroom with pleasant front aspect and fitted corner wardrobe. The Bathroom has a 4 piece 'cream' suite comprising bath with shower over, WC, pedestal wash hand basin and bidet. Useful linen cupboard and frosted front window.

Outside the Detached Single Garage has an up and over metal door, personal side door, power and light. Parking for 1 car to the front of the Garage. Should additional Parking be required there is a neat gravel patch of 'Garden' to the right of the driveway which could easily become more Parking. The main Garden is to the rear and patio style, paved for ease, with a good level of privacy and enjoying super views towards Morecambe Bay. There are deep, well stocked and neatly kept borders with an array of colourful plants and shrubs. Paved pathways lead around to both sides. There is a smaller area of Garden to the front which is a mixture of gravel and rockery style planting.

This much loved family home is now just waiting for a new owner to come along!



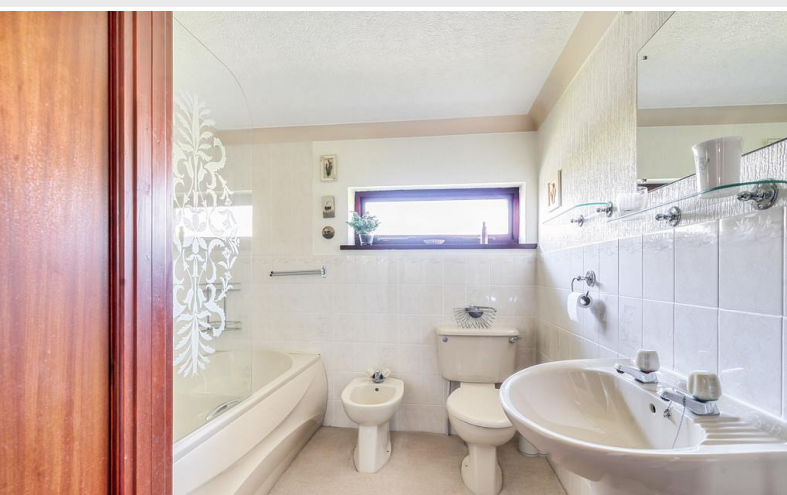
Lounge



Dining Room



Bedroom 1



Bathroom



Patio Garden



Rear Aspect

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 number 58 can be found approx. 150 yards along on the left hand side.

What3words: -

<https://what3words.com/airports.winds.control>

Accommodation (with approximate measurements)

Porch with Boiler Cupboard

Hallway

Kitchen 16' 1" x 9' 11" (4.9m x 3.02m)

Side Porch

Lounge 20' 8" x 16' 3" (6.30m x 4.96m)

Balcony 7' 6" x 4' 2" (2.30m x 1.28m)

Dining Room 12' 4" x 9' 5" (3.76m x 2.87m)

Bedroom 1 15' 3" x 11' 11" (4.65m x 3.63m)

En-Suite WC

Bedroom 2 11' 11" x 9' 11" (3.63m x 3.02m)

Bathroom

Loft

Garage

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

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

Council Tax: Band F. Westmorland and Furness Council.

Note: This property can only be used as private dwelling house.

Note: We are unable to confirm the adequate functions of any appliances.

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and



Kitchen



Bedroom 1



View towards Morecambe Bay



Garden



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 £1000 - £1100 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).

Meet the Team

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Viewings available 7 days a week
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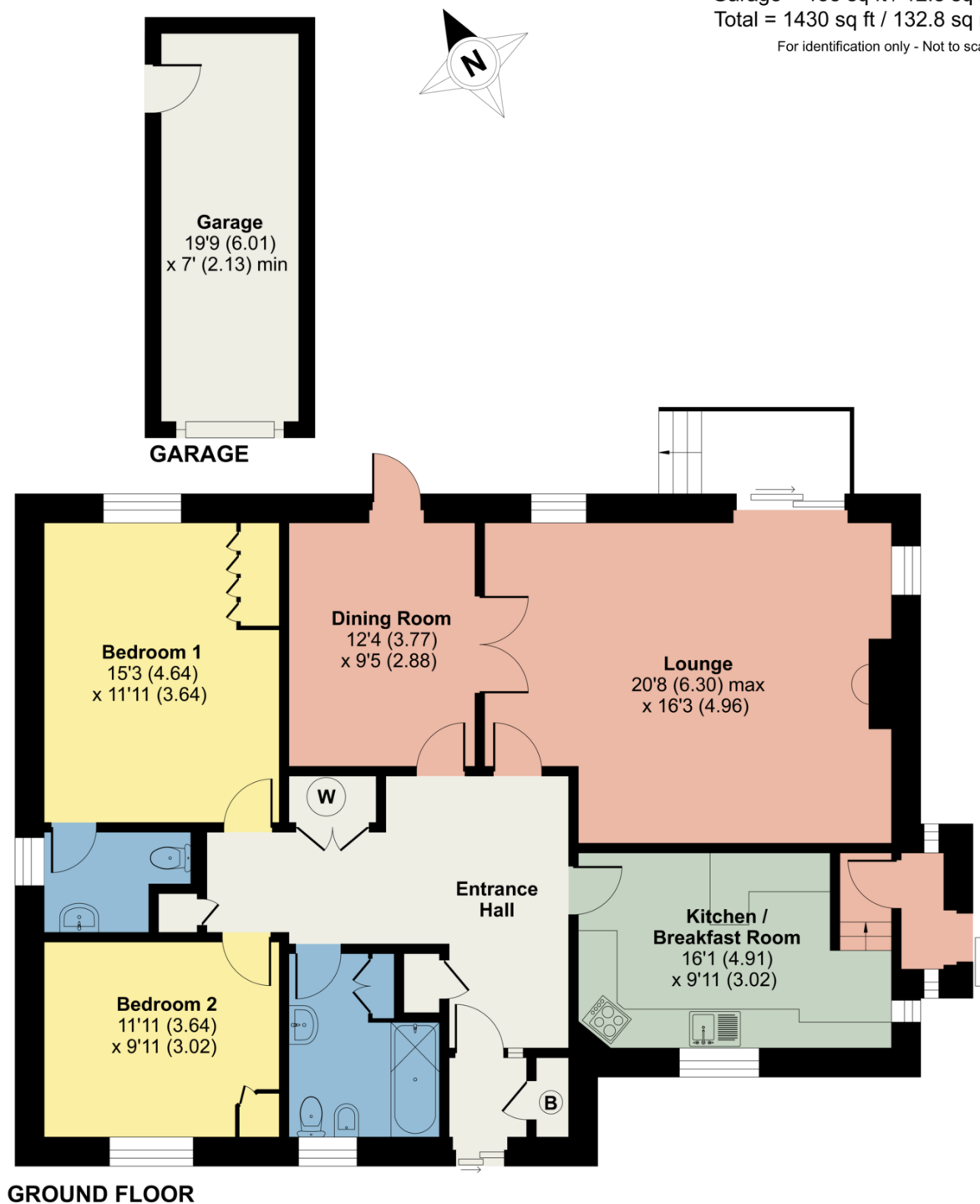
Priory Lane, Grange-Over-Sands, LA11

Approximate Area = 1292 sq ft / 120 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1430 sq ft / 132.8 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). © nichecom 2025. Produced for Hackney & Leigh. REF: 1285984

A thought from the owners - The peace and beauty of the bay have a wonderful calming effect on life's problems. How I miss it.

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