



Flookburgh

£340,000

95 Allithwaite Road, Flookburgh, Grange-over-Sands, Cumbria, LA11 7JR

A super, spacious, Detached Bungalow occupying a very generous corner plot with exceptional open views. It will appeal in particular to those looking to downsize perhaps, but is equally suited to a family with the ample outdoor space being a real bonus.

The rooms are all well proportioned with large windows providing lots of natural light - the views to the front really are delightful - open fields to Morecambe Bay in the distance.

There is an excellent outdoor area for everyone too, - adults, children, pets and gardeners. All together with Garage and Parking - there is literally nothing missing! Form an orderly queue!

Offered for sale with no upper chain and neatly presented throughout - a real find!

Quick Overview

- Detached, spacious Bungalow
- Large corner plot
- Wonderful open views
- Double Glazing
- Gas Central Heating
- Low maintenance paved Rear Garden
- Generous, pretty Front Garden
- Garage and Parking
- No upper chain
- Ultrafast Broadband



2



1



2



D



Ultrafast



Garage & Parking

Property Reference: G3116



Front Porch



Lounge



Lounge



Dining Room

Steps lead up to the uPVC door into the Porch with side window and door into the Hallway. The Hallway is spacious and light with access to all rooms. Double cloaks cupboard and loft hatch with pull-down ladder providing excellent storage. The Lounge is very well proportioned with living flame gas fire, coved ceiling and large window to the front providing excellent, far reaching country views with the bay in the distance. The Dining Area has a front aspect with similar super views. Open to the Kitchen with front aspect and further beautiful view - cleverly placed sink - making washing up a pleasure enjoying the view! Furnished with a slightly older style range of 'mid oak' wall and base cabinets. Integrated fridge, freezer and dishwasher, built in electric oven and ceramic hob with extractor over. A door leads into the Rear Porch which provides access to the Rear Garden.

Both Bedrooms are very well proportioned double rooms with a rear aspect and coved ceilings. There is a useful, separate WC and Wet Room which is very spacious and practical - ideal for those with limited mobility perhaps.

Outside: The Garage has metal up and over door, gas central heating boiler, power and light. With the Garage is a Separate WC. The Rear Garden is spacious, low maintenance and secure. This sunny paved area is ideal for pets or children or simply for the adults to enjoy the peace and privacy. To the front is a good sized level lawn with pretty planted border, a raised, paved Terrace with superb views and a further side area of Garden which has mature rockery style plantings. There is parking in front of the Garage for 1 vehicle.

Location Located on the outskirts of the popular and friendly village of Flookburgh which boasts amenities such as Doctors Surgery, Post Office, Public House, Convenience Store, Chemist, Fish and Chips shop etc with Railway Station and super Garden Centre just a little further along in the village of Cark.

The highly regarded village of Cartmel is a 5 minute drive and the picturesque Edwardian town of Grange over Sands is some 10 minutes away which has a wider range of amenities.

To reach the property from our office proceed out of Grange in the direction of Flookburgh. Go through Allithwaite and upon entering Flookburgh, take the first right into Allithwaite Road. No. 95 is ahead and slightly to the left.

What3words -
<https://what3words.com/ecologist.bumpy.shoving>



View



Front Garden



Kitchen



Kitchen



Bedroom 1



Bedroom 2

Accommodation (with approximate measurements)

Porch

Hallway

Lounge 17' 10" x 12' 0" (5.46m x 3.67m)

Dining Room 9' 4" x 7' 1" (2.86m x 2.16m)

Kitchen 10' 5" x 9' 10" (3.20m x 3.01m)

Rear Porch

Bedroom 1 13' 1" max x 12' 5" max (3.99m max x 3.78m max)

Bedroom 2 11' 7" x 10' 0" (3.53m x 3.05m)

WC

Wet Room

Garage 21' 3" x 12' 2" (6.48m x 3.71m)

Outdoor WC

Services: Mains electricity, 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 £875 - £925 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).



Rear Patio



Front Garden



Front Terrace



Rear



Wet Room

Meet the Team

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Viewings available 7 days a week
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Call **015395 32301** or request
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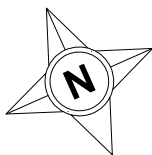
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Allithwaite Road, Flookburgh, Grange-Over-Sands, LA11

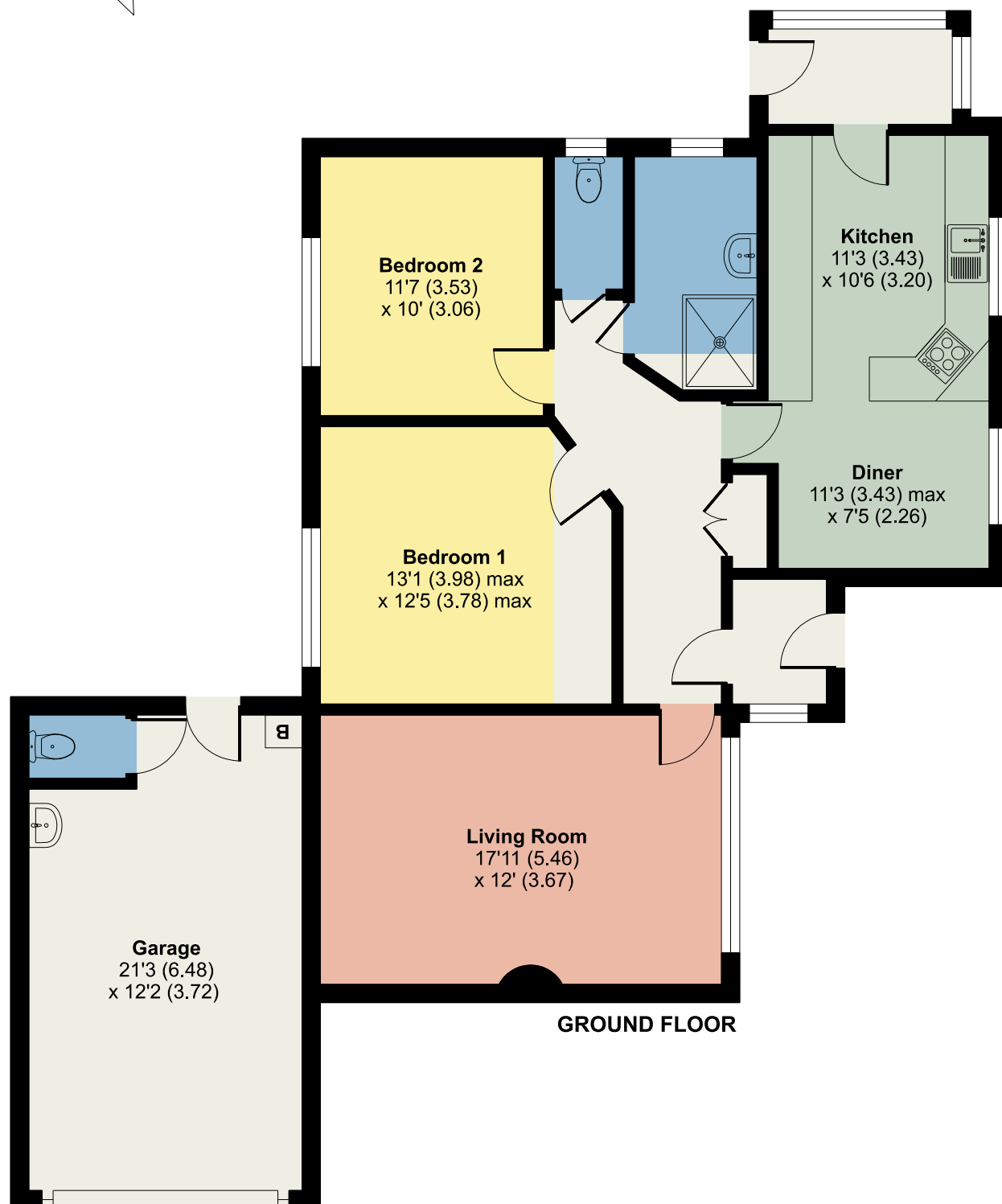


Approximate Area = 960 sq ft / 89.1 sq m

Garage = 259 sq ft / 24 sq m

Total = 1219 sq ft / 113.1 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). © nch-com 2025. Produced for Hackney & Leigh. REF: 1312523

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