



Lindale

£245,000

4 Sheepbarrow Close, Lindale, Grange-over-Sands, Cumbria,
LA11 6PB

Attention first time buyers, down-sizers and investors! 4 Sheepbarrow Close is a super, chain free, excellently presented, spacious and light 3 Bedroom Semi-Detached home. It is located in the very desirable village of Lindale, within the Lake District National Park. This super property has a fabulous, low maintenance enclosed rear Garden and off-road Parking for 1 vehicle. It makes the absolute most of every inch of space and is ready to just walk in to.

It will appeal in particular to first time buyers, young families, downsizers and those seeking a village setting with easy access to local amenities and lovely natural surroundings. It also has very convenient access to the A590 for commuters. Ticking all the boxes! It is a blank canvas and just ready for the new owners to add their own personal touches.

Quick Overview

- Semi-Detached - 3 Bedrooms
- Residential cul-de-sac situation
- Convenient access to A590
- Within the Lake District National Park
- Close to excellent Primary School
- Well presented throughout
- Sunny, low maintenance Garden
- Parking for 1 vehicle
- No upper chain
- Superfast Broadband



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Superfast
Broadband



Off road Parking
and Visitor

Property Reference: G3126



Kitchen Area



Dining Kitchen



Lounge



Bedroom 1

The front door opens into the Dining Kitchen with 2 windows providing lots of natural light. Stairs to the First Floor and space for dining table and chairs. The Kitchen is furnished with a range of wooden wall and base units with stainless steel sink unit, built in electric oven and gas hob. Space for dishwasher, fridge and freezer. Large under stairs Pantry/Storage Cupboard. The Lounge is generous and enjoys a dual aspect with charming side view of the stream and in to the rear Garden. Wall mounted electric fire and glazed door to the rear Garden.

The stairs lead to the First Floor Landing with storage/boiler cupboard housing the gas central heating 'combi' boiler. Good use of the space had been made by shelving a large recess. Bedroom 1 is a well proportioned Double Bedroom with rear aspect. Bedroom 2 is a good sized double room with front aspect and recessed wardrobe. Bedroom 3 is a roomy single room with rear aspect. The Bathroom has white suite comprising bath with shower over, pedestal wash hand basin and WC.

Outside, to the rear, is a private and enclosed Patio Garden. Catching the morning sun this space is low maintenance and a blank canvas. Very secure for pets and young children with pedestrian gate. There is 1 designated parking space to the front plus separate Visitor Parking.

Location Situated in the friendly and picturesque Lake District National Park village of Lindale, which has an excellent Primary School and Public House. The location offers good road communications to the rest of the country, just 15 minutes from Junction 36 of the M6 motorway, approximately 20 minutes from Lake Windermere and the many other attractions The Lake District has to offer. Grange over Sands with a wider range of amenities such as Medical Centre, Railway Station, Library, Post Office and Shops is around 5 minutes by car.

From Grange over Sands, head Eastwards towards Lindale (and the A590), bear right at the mini roundabout and turn immediately left into Sheep Barrow Close. No. 4 is the first property on the right with Visitor Parking is located just past. Private parking is located just in front of the property.

What3words: <https://what3words.com/smile.etchings.runner>

Accommodation (with approximate measurements)

Dining Kitchen 16' 7" x 11' 7" (5.05m x 3.53m)

Lounge 16' 8" x 11' 7" (5.08m x 3.53m)

First Floor

Bedroom 1 11' 9" x 10' 0" (3.58m x 3.05m)

Bedroom 2 9' 11" x 8' 10" (3.02m x 2.69m) plus wardrobe

Bedroom 3 8' 7" x 6' 6" (2.62m x 1.98m)

Bathroom

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

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band C - 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 £725 – £775 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



Bathroom



Rear Garden

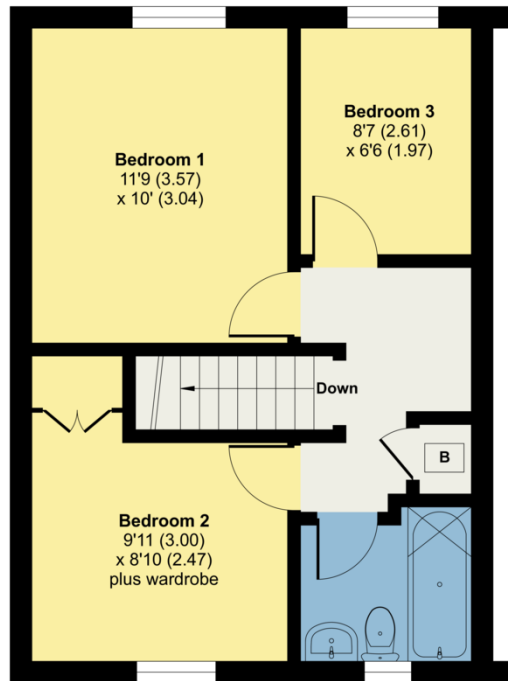


View to the Rear

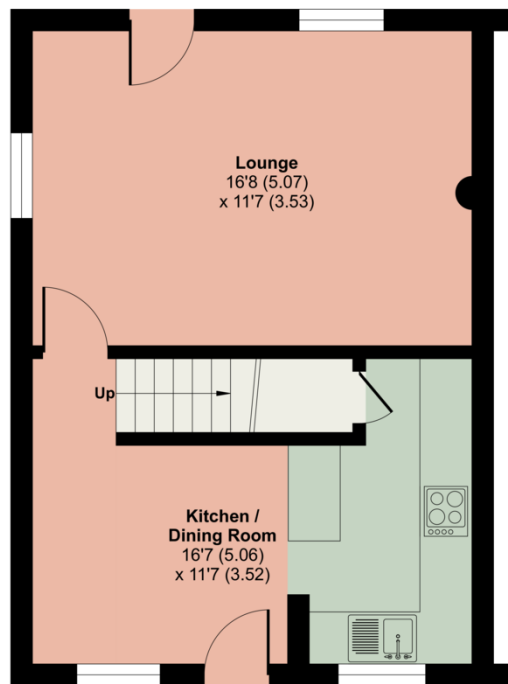
Sheep Barrow Close, Lindale, Grange-Over-Sands, LA11

Approximate Area = 796 sq ft / 73.9 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). © n°checom 2025. Produced for Hackney & Leigh. REF: 1325361

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