



Grange-over-Sands

£420,000

53 Tricketts Drive, Grange-over-Sands, Cumbria, LA11 7DE

Immaculately presented Detached 4 Bedroom home, built in 2017 and located on a sought-after, quiet, and friendly development in Grange-over-Sands. The property features a Cloakroom, modern Kitchen, spacious Lounge/Dining area, 4 Bedrooms (including 1 with an En-Suite) and Bathroom. Attractive south facing rear Garden with Patio, Garage and off road Parking.

Only a short walk in to Town and close to the popular junior school and Edwardian promenade, this property is well placed for all the family.

Early viewing is highly recommended.

Quick Overview

- Level walk in to Town
- Partial views to Morecambe Bay
- Quiet residential, cul-de-sac location
- 4 Bedroom Detached Family home
- 1 Reception Room - 2 Bath/Shower Rooms
- Attractive Gardens and Patio
- Garage and Parking
- Built in 2017 and immaculately presented
- Turn key property
- Superfast Broadband



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Superfast
Broadband

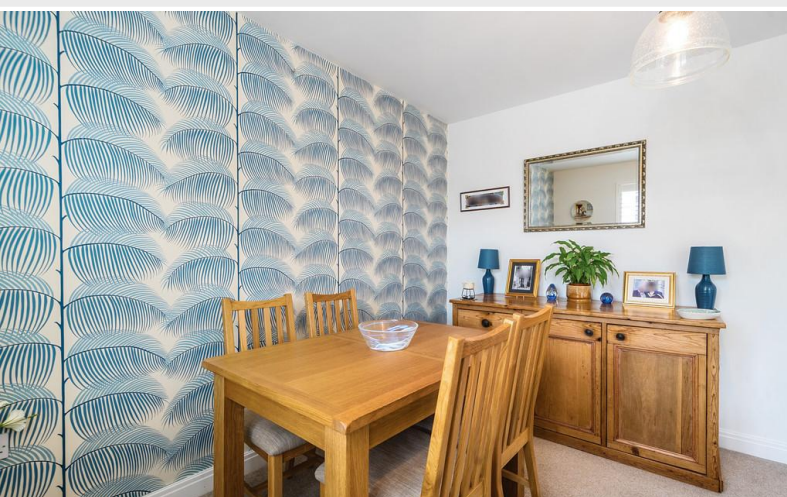


Garage and
Parking

Property Reference: G3130



Kitchen



Dining Area



Lounge Diner



Bedroom 1

This well appointed Detached Family home was built in 2017 and still has that 'new home' feeling. Presented to an exceptionally high standard throughout and the attractive and individual décor is complimented by the light and airy rooms. Extra touches such as the superb plantation shutters (to all but two windows) elevate this already super property to make it extra special. The modern design will appeal across the board to many different buyers! The property enjoys partial views towards Morecambe bay and has an enviable, low maintenance, landscaped, South facing rear Garden.

The main Entrance door opens in to the Open Plan Hallway/Kitchen which is super contemporary with an attractive range of soft grey shaker style cabinets with contrasting dark work surface and 1½ bowl sink unit. Integrated appliances included are fridge freezer, dishwasher, electric oven and 5 burner gas hob with extractor. There is also a lovely free-standing 'island/breakfast bar' with solid wood work-surface. Plumbing for an automatic washing machine and 'Haro' engineered wood effect floor which gives a feeling of space and openness and runs through into the useful downstairs Cloakroom with WC and wash hand basin. The Lounge/Dining Room is bathed in natural light from the window and large patio doors which gives direct access to the Garden. There are pleasing views between houses to Morecambe Bay.

Stairs lead to the First Floor where there is a useful Linen cupboard, 3 Doubles and 1 Single Bedroom and a Bathroom. The Master Bedroom has attractive, contemporary, mirror fronted wardrobes and views over rooftops towards Morecambe Bay. The En-Suite Shower Room has attractive part tiled walls and a 3 piece white suite comprising double shower enclosure, wash hand basin and WC. Bedroom 2 also has a rear aspect with pleasant views over rooftops towards the Bay. Bedrooms 3 and 4 have a pleasant front aspect. The Bathroom is modern and has a 3 piece white suite comprising bath with shower over, wash hand basin and WC.

Outside there is a good sized Garage and Parking for 2 vehicles. Garden: To the front is a paved Patio area with pretty planted borders, outside tap and electrics. Gated pathways to both sides lead around to the rear Garden which is paved for ease but interspersed with well stocked raised planters and rockery beds. The garden enjoys a sunny aspect, partial views of the Bay and provides an inviting space for al-fresco dining.

Location Tricketts Drive is a popular and sought after residential development which enjoys a quiet yet convenient location. No.53, is in a pleasant location within a small cul-de-sac where we are advised there is a lovely warm and friendly community feeling. Tricketts Drive is well placed, just a stones throw from the Medical Centre and a short, walk from the amenities of the town including Post Office, Primary School, Library, Railway Station, shops, cafes and tea rooms - not forgetting the wonderful and picturesque mile long Promenade, Ornamental Gardens and Band Stand. Grange is located around 20 minutes from the M6 motorway and a similar distance from the base of Lake Windermere making it very accessible.



Kitchen



Lounge Area



Bedroom 2



Bedroom 3



Bedroom 4



Bathroom

To reach the property from the Main Street proceed up the hill turn left at the mini roundabout, proceed along the Esplanade in the direction of Allithwaite. Tricketts Drive is the second left turning, after the Fire Station. Take the first right and No.53 can be found shortly on the left hand side.

What3words - <https://what3words.com/clerk/stooping/deal>

Accommodation (with approximate measurements)

Cloakroom

Kitchen 12' 2" x 7' 0" (3.71m x 2.13m)

Lounge/Dining Room 19' 5" x 11' 4" (5.92m x 3.45m)

First Floor

Bedroom 1 11' 2" x 10' 10" (3.4m x 3.3m)

En-Suite Shower Room

Bedroom 2 11' 3" x 8' 4" (3.43m x 2.54m)

Bedroom 3 12' 2" x 8' 7" (3.71m x 2.64m)

Bedroom 4 9' 2" x 8' 9" (2.79m x 2.67m)

Bathroom

Garage 18' 10" max x 8' 1" (5.74m max x 2.46m)

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

Tenure: Freehold. Vacant possession upon completion.

Management Charges: There is a charge of £174.06 for 2024/2025 to cover the cost of the upkeep of the communal areas and lighting.

Council Tax: Band E. South Lakeland District Council.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

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 £1000 - £1100 per calendar month. For further information and our terms and conditions please contact our Grange 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 1



Rear Garden



Views towards Morecambe Bay



Rear Aspect

[Request a Viewing Online](#) or Call 015395 32301

Meet the Team

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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**



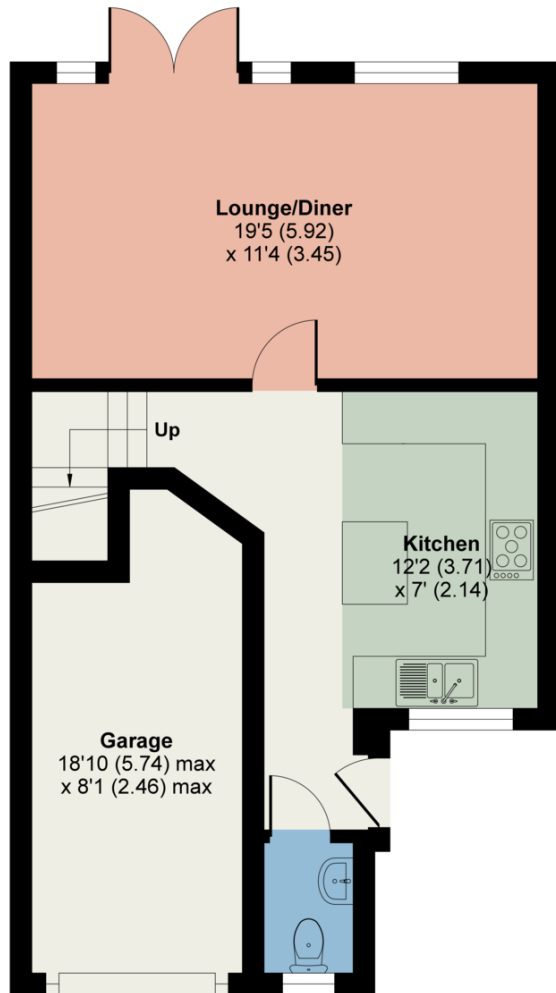
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Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: grangesales@hackney-leigh.co.uk

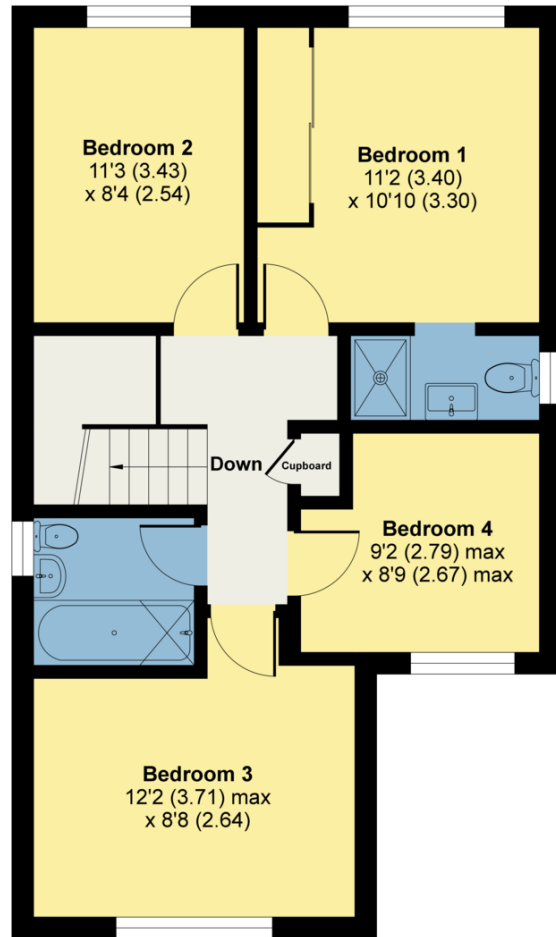
Tricketts Drive, Grange-Over-Sands

Approximate Area = 1161 sq ft / 108 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2022. Produced for Hackney & Leigh. REF: 895972

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