



Grange-over-Sands

£380,000

Rowan Croft
10 Abbots Close
Grange-over-Sands
Cumbria
LA11 7BZ

A deceptively spacious well maintained South-East facing 2 bedroom Detached Bungalow located in a cul-de-sac location with integral garage, parking and low maintenance gardens.

Comprising Spacious Entrance Hall with Cloakroom, Lounge/Diner, Breakfast Kitchen, 2 Double Bathroom and 4 piece Bathroom. Internal inspection highly recommended.

Property Ref: G2535

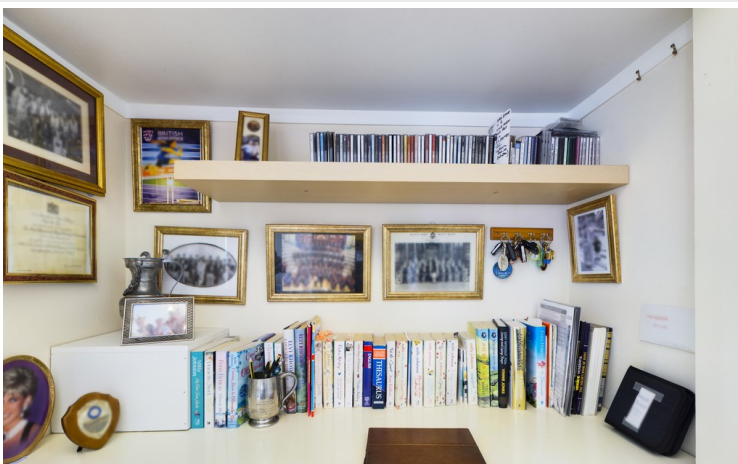




Lounge Area



Entrance Hall



Workspace in Entrance Hall

Description/Location: A superb Detached Bungalow located in the quiet, residential area of Kents Bank at the end of a cul-de-sac. Built of cavity block with a tile roof, being well presented with modern kitchen and bathroom fittings, gas central heating and double glazed windows throughout.

The railway station at Kents Bank is approx ½ a mile away whilst the busy town of Grange-over-Sands is approx 2 miles away and provides many amenities including Medical Centre, Library, Primary School, Post Office, many individual Shops, Cafes/Tearooms and of course the stunning and picturesque Edwardian Promenade, Ornamental Gardens & Band Stand.

To reach the property proceed out of Grange over Sands in the direction of Allithwaite. Proceed up 'Risedale Hill' passing the large 'pink' nursing home on the right and bear left into Carter Road. Take the first right and then the 4th left into Abbots Close. No 10 is at the end of the cul-de-sac on the left hand side.

Accommodation (with approximate measurements)

Entrance Hall a feeling of space encompasses you as soon as you enter this lovely home. Excellent range of fitted storage cupboards plus additional cupboard/work desk. Central heating thermostat and coved ceiling.

Lounge/Dining Room 21' 6" x 20' 9" max (6.55m x 6.32m max) a superb, sunny 'L' shaped room with 2 sets of sliding doors into the gardens. Attractive composite fireplace with coal effect electric fire a lovely focal point for the room. Coved ceiling and TV and

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Breakfast Kitchen

telephone point.

Breakfast Kitchen 12' 3" x 11' 10" (3.73m x 3.61m) having a lovely aspect into the rear garden and an excellent range of cream wall and base units with complementary worktops and part tiled walls, incorporating the 1½ bowl single drainer sink unit with mixer tap. Built-in eye-level Belling oven and grill; 6 burner gas hob with brushed stainless steel cooker hood over; Integrated Lamona fridge and Beko dishwasher. Karndean floor. Door to:-

Utility Room 12' 2" x 5' 11" (3.71m x 1.8m) single drainer stainless steel sink unit with cupboards under. Fitted worktop, Karndean floor, wall mounted Worcester gas central heating combi boiler, door to entrance hall and uPVC double glazed rear entrance door. Included in the sale is the washing machine, tumble drier, fridge and freezer.

Bedroom 1 14' 11" x 9' 11" (4.55m x 3.02m) a lovely sunny double room with bay window and front aspect. Fitted wardrobes with cupboard over and attractive free-standing wardrobe included in the sale.

Bedroom 2 11' 11" x 10' 11" (3.63m x 3.33m) a good sized double with pleasant rear aspect into the garden. Excellent range of fitted wardrobes with cupboards over.

Cloakroom having a 2 piece white suite comprising low flush WC and wash hand basin. Complementary tiled walls and heated towel rail. If required this could easily be made into an En-Suite



Dining Area



Lounge/Dining Area



Bedroom One



Utility Room

Shower Room.

Bathroom having a 4 piece white suite comprising panelled bath, corner shower enclosure with shower over and sliding doors; pedestal wash hand basin and low flush WC. Attractive tiled walls, heated towel rail and medicine cabinet.

Outside:

Attached Garage 21' 6" x 8' 11" (6.55m x 2.72m) with electrically operated up and over door and personal rear entrance door. Work bench, storage unit included. Power, water and light.

Parking for 2 cars to the front of the garage. Additional parking could be created for camper van/caravan if required to the right hand side of the property.

Garden Low maintenance gardens to the front and rear of the property. The front garden is mainly paved with attractive planted borders. The rear garden is private with terraced patio dining area and well stocked flower beds and borders. 2 moulded storage boxes are included in the sale.

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

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band E - South Lakeland District Council.



Bedroom One

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Bedroom Two

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.

Residential Lettings: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £725 - £750 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom Two



Separate WC



Bathroom



Patio Area



Viewing Notes:

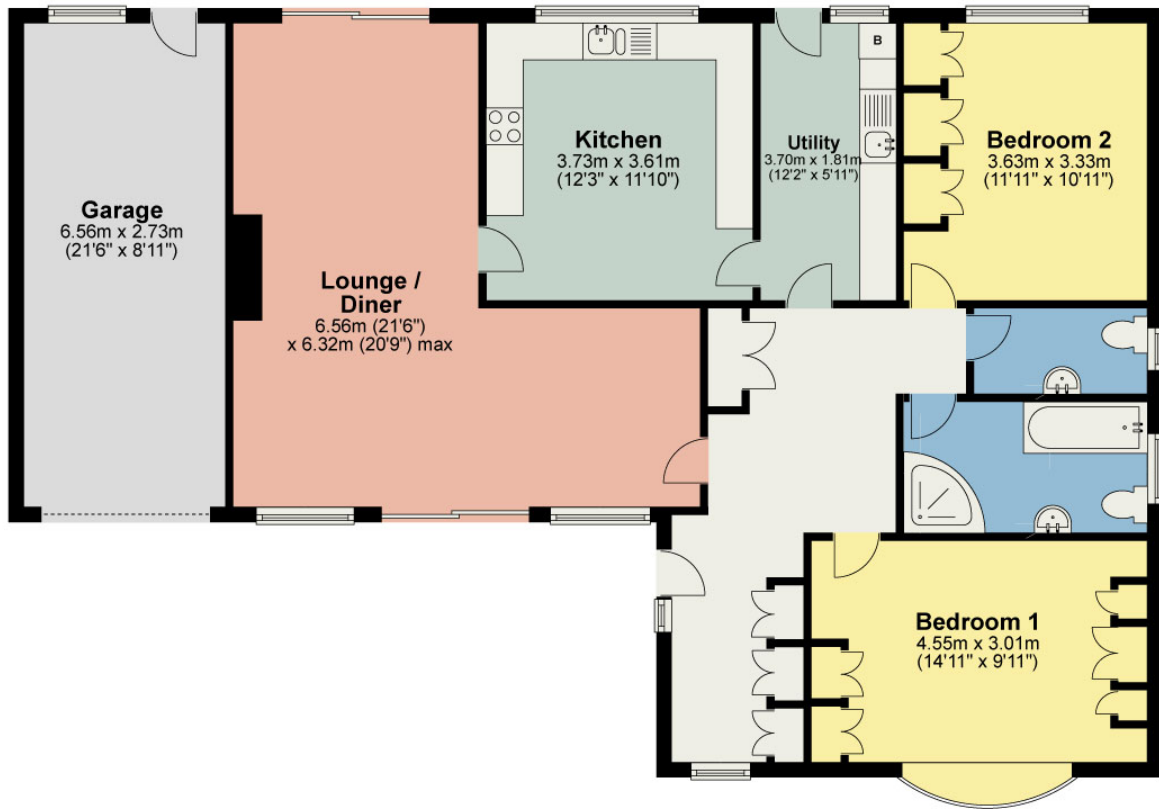
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Rear Garden



Front Aspect



Total area: approx. 121.8 sq. metres (1311.0 sq. feet)

For illustrative purposes only. Not to scale. REF: G2535

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