



Grange-over-Sands

£375,000

27 Oversands View, Grange-over-Sands, Cumbria, LA11 7BW

Oversands View properties are always popular and it is not difficult to understand why. Built in 2017 by the highly regarded builders Russell Armer to a high specification which has created a sought after, quiet, residential cul-de-sac which is popular across the board. Super for families, couples, retirees and more - there is a healthy mix of residents.

No. 27 is well presented throughout with tasteful neutral décor, has generously proportioned rooms and enjoys a sunny aspect on a quiet branch of the cul-de-sac. This property is 'Turn Key' ready for the new owners to pitch up, pop in their own bits and bobs, relax and enjoy!

The Garden space complements perfectly with the inside having an excellent, part covered sunny Patio and direct access from the Kitchen this is not only excellent for families keeping their eye on small children but the entertainers too!

Quick Overview

- Built in 2017
- Popular, quiet, residential cul-de-sac
- Excellent, convenient location
- Well presented throughout
- Lovely, part covered, sunny Patio
- Enclosed Rear Garden
- Semi-Detached, 3 Bedrooms
- Garage and Parking
- No upper chain
- Superfast Broadband



3



2



1



B



Superfast
Broadband

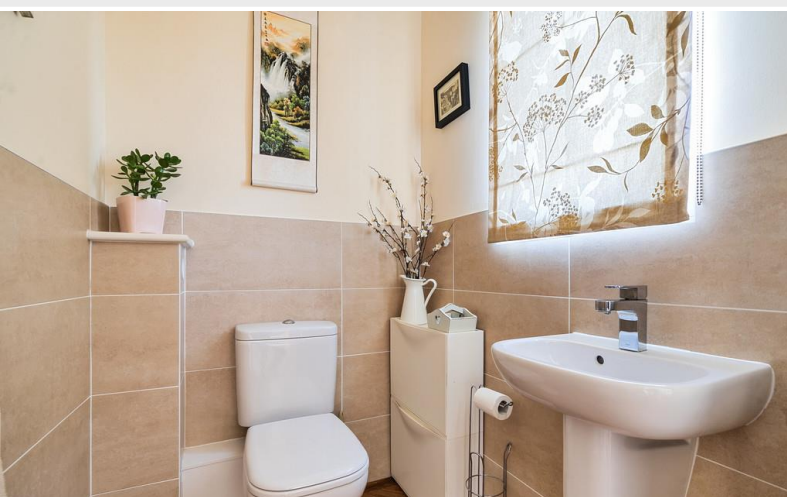


Garage & 2
Parking Spaces

Property Reference: G3051



Entrance Hall



Cloakroom



Lounge



Breakfast Kitchen

The front door opens into the Hallway with stairs to First Floor and doors to the Ground Floor rooms. Tasteful, 'oak' effect 'Karndean' flooring which covers the Hall, Cloakroom and Kitchen. The useful Cloakroom is half tiled in neutral tiles with low flush WC and small wall mounted wash hand basin. The Breakfast Kitchen is spacious and light with sliding patio doors with direct access to lovely part covered Patio and Garden beyond. There is a large, under stairs storage cupboard and with the 'L' shaped design there is ample space for a small dining table and chairs. The Kitchen is furnished with a good range of attractive, 'duck egg' blue shaker style wall and base cabinets with contrasting work-surface and modern 1½ bowl stainless steel sink. Built-in oven, 5 burner gas hob and integrated dishwasher, washing machine and fridge freezer. The Lounge is a delightful room of very impressive proportions, with a dual aspect and is flooded with natural light. This room could easily accommodate both dining and living furniture.

From the Hallway the stairs lead up to the First Floor Landing with rear window and access to the 3 Bedrooms and Bathroom. Bedrooms 1 and 2 are both well proportioned doubles with pleasant outlook providing glimpse of Morecambe Bay and a good view of the Ingleborough Fells. Bedroom 1 has a large recessed wardrobe with shelving and houses the wall mounted gas central heating boiler. Bedroom 3 has a rear aspect and is a spacious single room. The Bathroom is modern with complimentary tiled walls and attractive wood effect 'Karndean' flooring. The white suite comprises WC with concealed cistern, wall mounted wash hand basin and bath with shower over. Large recessed mirror.

The Single Garage is the right hand side one of two and has a remote control up and over door, power and light. There is also access to 'mezzanine' storage. Parking for 2 cars to the front and side of the Garage. To the front of the property is a forecourt Garden with space to sit and watch the world go by. The main Garden is to the rear which is enclosed by a secure fence so perfect for young children and pets. There is a good sized area of level lawn surrounded by planted borders. The sunny Patio is partly covered so is ideal for outdoor dining and therefore this delightful Garden can be enjoyed whatever the weather!

Location Oversands View is a high quality development offering a variety of styles and providing owners with luxury homes built to today's high standards with a high quality finish throughout. Situated conveniently just on the edge of the town with handy access to the local amenities.

The Edwardian town of Grange-over-Sands has many facilities and amenities including Primary School, Library, Post Office, Railway Station, Shops, Cafes and Tea Rooms and of course the picturesque, Edwardian Promenade, Ornamental Gardens and Band Stand. In addition, the train station at Kents Bank is only a 15 minute walk from the door. The M6 Motorway at Junction 36 is approx a 20 minutes drive away.



Lounge



Kitchen



Breakfast Kitchen



Bedroom 1



Bedroom 3



Bathroom

From Grange town centre, follow the main road westwards towards Allithwaite. Having passed Cartmel Grange nursing home (the big pink building on the hill on the right), Oversands View is located approximately a further 200 yards on the left hand side. Proceed down the hill and No.27 is near the bottom on the right hand side.

What3words - <https://what3words.com/>

Accommodation (with approximate measurements)

Hallway

Cloakroom

Lounge/Dining Room 17' 4" x 12' 5" (5.28m x 3.78m)

Breakfast Kitchen 13' 5" x 13' 3" (4.09m x 4.04m)

First Floor

Bedroom 1 10' 0" x 9' 9" (3.05m x 2.97m)

Bedroom 2 12' 5" x 8' 10" (3.78m x 2.69m)

Bedroom 3 8' 11" x 8' 0" (2.72m x 2.44m)

Bathroom

Garage 18' 6" x 7' 10" (5.64m x 2.39m)

Services: Mains electricity, gas, water (meter) and drainage. Gas central heating to radiators. Remainder of 10 year new-build guarantees.

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

Service Charge: Amounts to £117.05 per annum for the upkeep of the open communal spaces/garden area.

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 £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).



Bedroom 2



Views towards the Ingleborough Fells



Undercover Sitting Area



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
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online.



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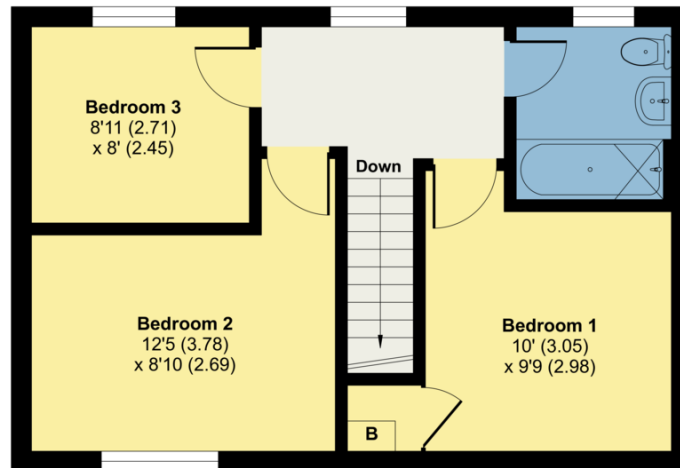
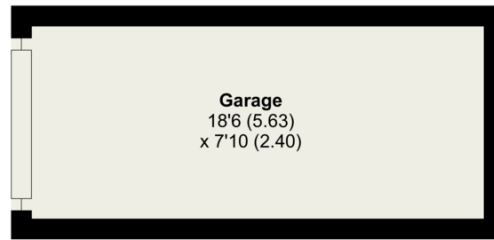


Approximate Area = 904 sq ft / 83.9 sq m

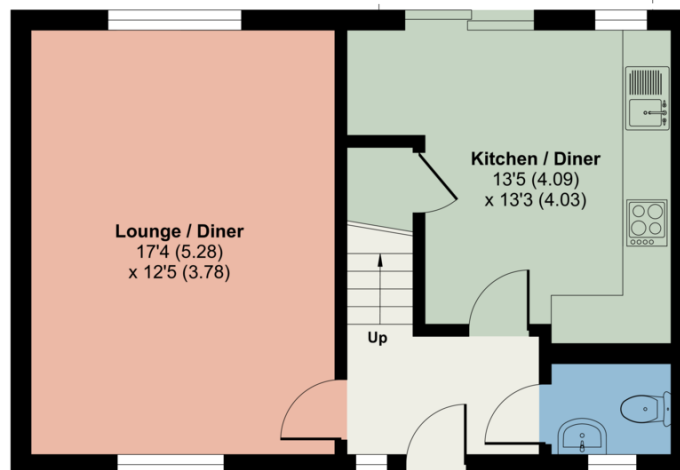
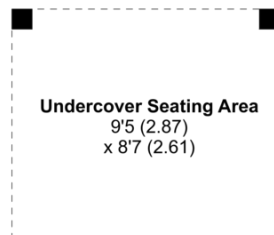
Garage = 145 sq ft / 13.4 sq m

Total = 1049 sq ft / 97.3 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). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1261770

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