



67 Priory Lane, Grange-Over-Sands
£475,000



67 Priory Lane

Grange-Over-Sands, Grange-Over-Sands

This charming family detached property presents a wonderful opportunity in a friendly residential area. Situated within the seaside town of Grange-over-Sands, this family home is within walking distance of local amenities and schools, a short walk to Kents Bank train station and has easy access to the rest of the Lake District National Park and road links to the M6 Motorway.

Upon pulling up to the property there is ample driveway parking, charming front gardens, and access to the convenient double garage. From the front follow the path to the right and take the steps up to where the main entrance is to the property, stepping into an impressive entrance hall which gives access to all areas of the ground floor.

From the entrance hall, you will find a modern breakfast kitchen, a light and airy sitting dining room which is great for entertaining and benefits from fantastic bay views. The sitting dining room also flows into the breakfast kitchen where you will find a wide range of appliances including integrated oven and grill, fridge freezer and dishwasher. From here both double bedrooms can be found with the principal bedroom having a well-lit en-suite. Once you have seen the two double bedrooms you can take a look in the modern three-piece shower room with a W.C., wash hand basin and fully tiled walk in shower with thermostatic shower fitment with built in storage, a handy utility room and a delightful conservatory which has access to the rear garden.

Heading on downstairs to the lower ground floor you will find yourself in the hallway which gives access to the third double bedroom which has a useful cloakroom. Leaving the third bedroom walk to the end of the hallway where the storage room is which has an entrance way to more storage which runs under the rest of the property, leaving the storage room take a right into the double garage which has ample space for two cars.

LOWER GROUND FLOOR

HALLWAY

12' 10" x 5' 8" (3.90m x 1.72m)

BEDROOM

19' 0" x 10' 6" (5.79m x 3.20m)

CLOAKROOM

7' 1" x 4' 7" (2.15m x 1.40m)

STORE ROOM

7' 1" x 5' 9" (2.15m x 1.76m)

GROUND FLOOR

ENTRANCE HALL

19' 1" x 13' 2" (5.81m x 4.01m)

SITTING DINING ROOM

30' 10" x 15' 3" (9.39m x 4.64m)

KITCHEN

15' 10" x 10' 1" (4.83m x 3.07m)

BEDROOM

17' 6" x 10' 11" (5.33m x 3.33m)

EN-SUITE

5' 1" x 4' 10" (1.56m x 1.48m)

BEDROOM

13' 11" x 10' 3" (4.24m x 3.13m)

SHOWER ROOM

9' 0" x 7' 11" (2.74m x 2.41m)

UTILITY ROOM

14' 5" x 7' 10" (4.39m x 2.38m)

CONSERVATORY

10' 0" x 9' 2" (3.06m x 2.80m)

EPC RATING D





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GARDEN

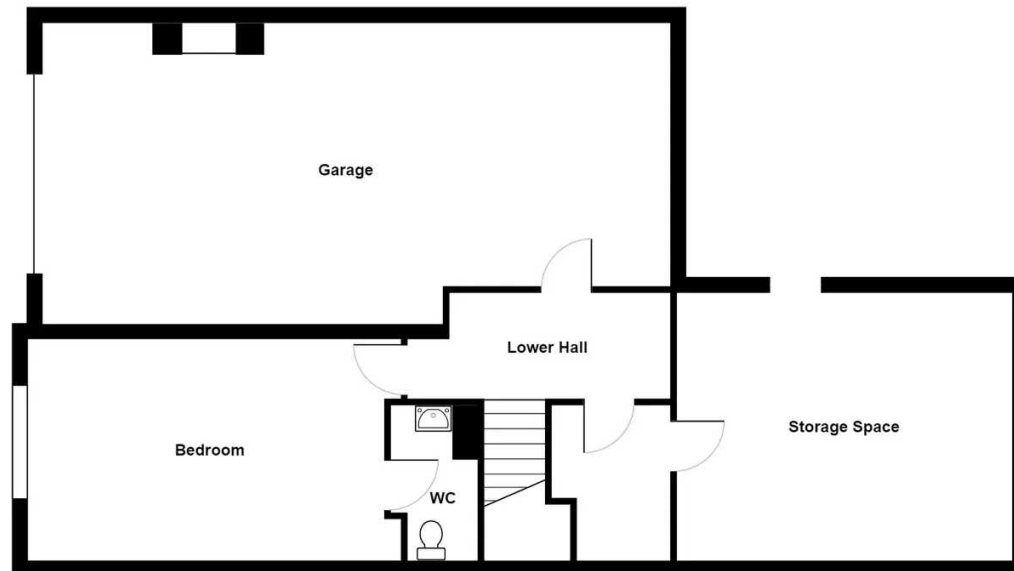
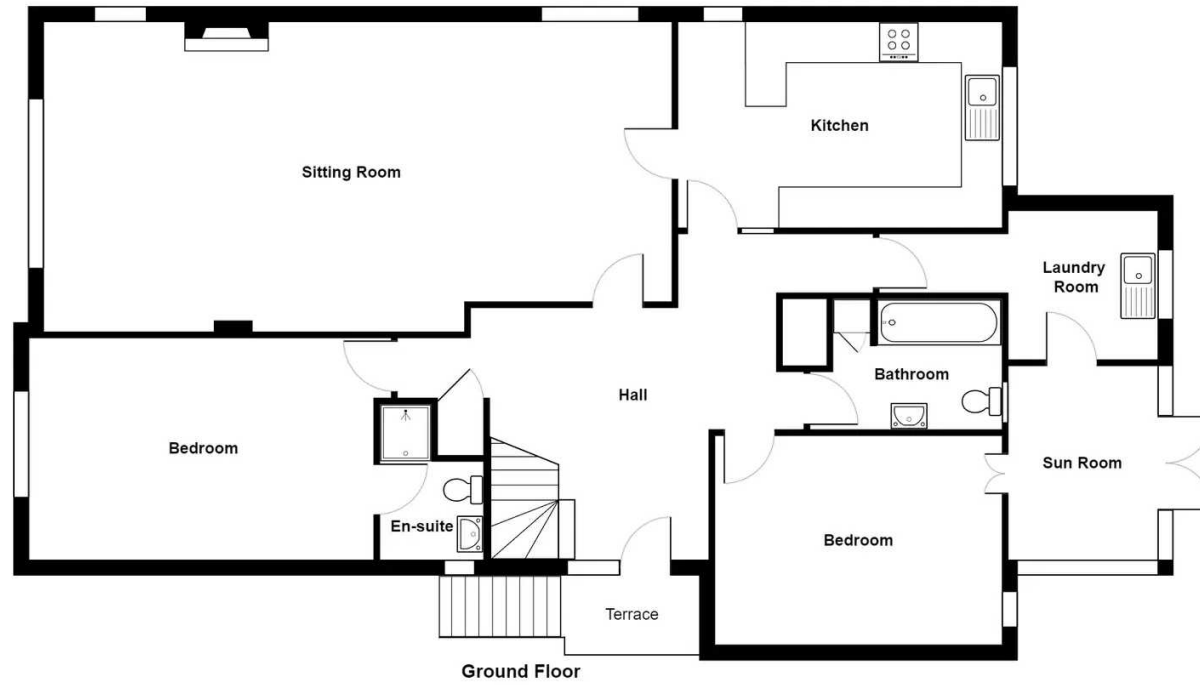
At the rear of the property is an enclosed patio seating area with plenty of space for garden furniture and potted plants. To the front there are well established hedges and shrubs with ample driveway parking.

GARAGE

Double Garage

30' 83" x 13' 32" (9.40m x 4.06m) Up and over electric garage door, water supply, light and power.





Lower Ground Floor

67 Priory Lane, Grange-Over-Sands

Total Area: 225.6 m² ... 2428 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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