



2 Laneside Farm Kirkhead Road, Grange-Over-Sands
£375,000





2 Laneside Farm, Kirkhead Road

Grange-Over-Sands

This stunning semi-detached cottage nestled within the Edwardian town of Grange-Over-Sands offers a captivating blend of modern design and character. Located in a popular area with great access to the bay, you'll enjoy the best of both worlds with natural beauty and urban amenities at your doorstep. With good access to the town's facilities, including shops, restaurants, and schools, this residence offers a lifestyle of comfort and convenience.

The property boasts a welcoming ambience throughout its well-designed spaces. Step inside to discover a spacious and light-filled open plan kitchen diner with integrated appliances included, complete with two convenient under stairs cupboards for ample storage. The fabulous sitting room exudes charm with its gas fire and wooden beams, creating a cosy retreat for relaxation. Upstairs, you'll find three well-appointed bedrooms, one of which features built-in storage for added convenience. The family three piece bathroom and en-suite shower room provide a touch of luxury, ensuring comfort for all residents. The study offers a great space for at home working. Additionally, the property benefits from gas central heating and double glazing, enhancing energy efficiency and ambience.

Outside, the immaculate, low maintenance garden to the front provides a private oasis perfect for enjoying the outdoors, whether you're seeking a tranquil spot to unwind or a place to entertain guests. The property also features a garage with power and space for one vehicle, providing convenient storage options and secure parking. Don't miss the opportunity to make this charming property your new home.

- Stunning semi-detached cottage situated in Grange-Over-Sands
- Modern open plan kitchen diner with two under stairs cupboards
- Fabulous sitting room with gas fire and wooden beams
- Three bedrooms, one with built in storage
- Family three piece bathroom and en-suite shower room
- Immaculate, low maintenance garden to the front
- Garage with power and space for one vehicle
- Popular location with great access to the bay
- Good access to the towns facilities
- Gas central heating and double glazing throughout

EPC RATING E

COUNCIL TAX BAND D

TENURE: Freehold

SERVICES

Mains electric, gas, water, drainage

DIRECTIONS: From Grange take the B5277 in the direction of Allithwaite and just before entering the village turn left in to Kirkhead Road and continue to find number 3 Laneside Farm located on the right in an elevated position. **WHAT3WORDS:** greet.wedge.album





PORCH

5' 5" x 5' 3" (1.65m x 1.59m)

KITCHEN DINER

17' 10" x 17' 5" (5.43m x 5.31m)

SITTING ROOM

17' 7" x 10' 9" (5.37m x 3.27m)

LANDING

13' 11" x 5' 10" (4.23m x 1.79m)

BEDROOM

11' 10" x 11' 2" (3.61m x 3.40m)

BEDROOM

10' 11" x 9' 3" (3.32m x 2.81m)

BATHROOM

11' 10" x 8' 3" (3.61m x 2.52m)

LANDING

11' 9" x 3' 9" (3.57m x 1.14m)

STUDY

13' 4" x 6' 2" (4.06m x 1.87m)

BEDROOM

18' 9" x 15' 10" (5.71m x 4.83m)

EN-SUITE

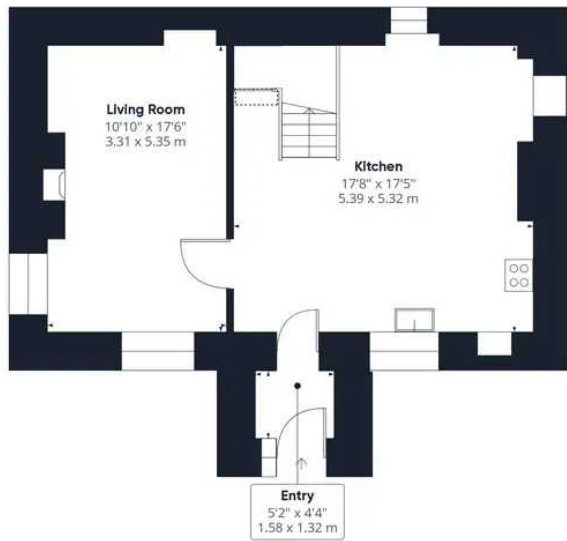
11' 9" x 10' 4" (3.59m x 3.15m)











Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1650.05 ft²
153.29 m²

Reduced headroom

65.99 ft²
6.13 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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