



**ARNOLD  
GREENWOOD**



**6 Winfield Gardens, Allithwaite - LA11 7DF**

Grange-Over-Sands

Offers Over **£425,000**



## 6 Winfield Gardens

Allithwaite, Grange-Over-Sands

Nestled in the charming Winfield Gardens of Allithwaite, this executive four-bedroom detached house offers a perfect blend of comfort and style. Upon entry, the ground floor unfolds to reveal a spacious lounge, a well-appointed kitchen with a dining/lounge area, a convenient utility room, and a guest WC. Upstairs, four generously sized bedrooms provide ample space. Completing the accommodation is a modern bathroom and a separate en-suite. The front and rear gardens create a serene outdoor retreat, perfect for relaxing and socialising. Off-road parking and a garage provide practicality and convenience. Allithwaite is a village located a few minutes west of Grange-over-Sands and the village of Cartmel lies a short distance to the north, making it a truly desirable family home in a sought-after location.





## ENTRANCE

To the front of the property, the composite door with glazed panel opens to the hallway.

## HALLWAY

11' 3" x 6' 10" (3.43m x 2.08m)

This entrance hallway has a radiator and doors open to the lounge, storage cupboard, and kitchen/dining room. Stairs rise to the first floor landing.

## LOUNGE

22' 5" x 11' 2" (6.83m x 3.40m)

The lounge runs the full length of the property and has a radiator, a uPVC double-glazed window to the front, and a uPVC sliding patio door opening to the rear garden.

## STORAGE CUPBOARD

This useful space houses the water meter, the stop tap, and the internet connection to the property.

## KITCHEN/DINING ROOM

27' 2" x 13' 9" (8.28m x 4.19m)

With ample room for a dining table and chairs, the kitchen/dining room has a range of fitted storage units with a complementary galena quartz worktop. There is a matching island incorporating a 11/2-bowl stainless steel sink and an integrated dishwasher. It is a five-burner gas hob with an extractor hood, an integrated oven, an integrated microwave, and an integrated fridge/freezer. There is a door opening to the utility room, two radiators, a uPVC double-glazed window to the front, and a uPVC double-glazed sliding patio door with windows to the sides opening to the rear garden.







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### UTILITY ROOM

7' 4" x 6' 9" (2.24m x 2.06m)

The utility room has fitted storage units, one housing a Logic combi boiler, with a complementary worktop incorporating a stainless steel sink, space and plumbing for the washing machine, and space for a tumble dryer. There is a door to the ground-floor WC and a uPVC double-glazed door opening to the rear garden.

### GROUND FLOOR WC

6' 10" x 3' 9" (2.08m x 1.14m)

The suite comprises a WC, a wall-mounted washbasin, and a radiator.

### FIRST FLOOR LANDING

Doors open to the bedrooms and bathroom; there is a radiator and an access hatch with ladder to the partially boarded and insulated loft space.

### BEDROOM

13' 6" x 13' 3" (4.11m x 4.04m)

This room has a radiator, two uPVC double-glazed windows to the rear, and a door opening to the en-suite shower room.

### EN-SUITE SHOWER ROOM

The suite comprises a large walk-in shower cubicle, a WC, and a vanity sink. There is a chrome ladder radiator and a uPVC double-glazed window.

### BEDROOM TWO

13' 3" x 8' 9" (4.04m x 2.67m)

This room has a radiator and a uPVC double glazed window.

### BEDROOM THREE

10' 0" x 7' 7" (3.05m x 2.31m)

This room has a door to the shelved cupboard, a radiator, and a uPVC double-glazed window.

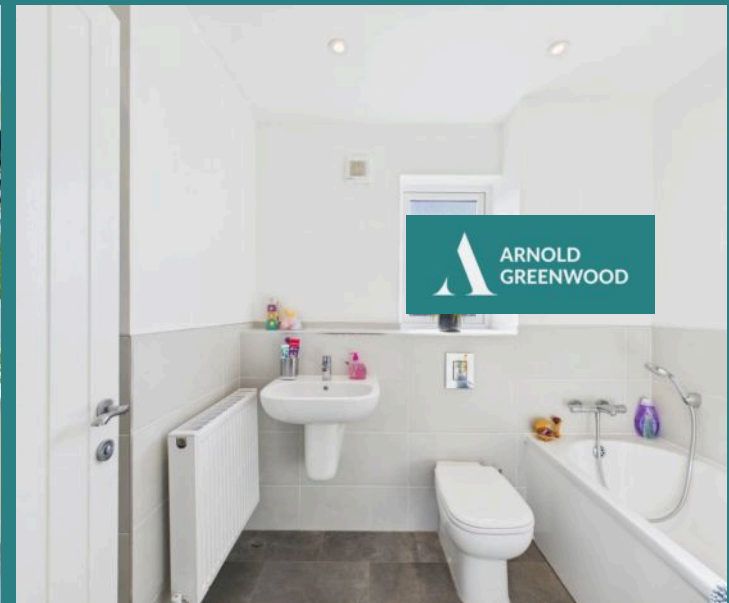
### BEDROOM FOUR

This room has a radiator and a uPVC double-glazed window.

### BATHROOM

10' 9" x 5' 6" (3.28m x 1.68m)

The suite comprises a panel bath with a shower tap, a WC, a pedestal washhand basin, and a shower cubicle. There





## GARDEN

Being on a corner plot, there are lawns with a paved path leading to the front door and along the front of the property. A blockpaved driveway provides off-road parking and access to the garage; there is gated access to the rear garden and an external socket should an electric charging point be needed. The level rear garden is mainly laid out on lawn with paved seating areas and an external tap. There is an access door to the garage and a paved bin storage area behind it.

### Garage

Single Garage

The single garage has an up-and-over door, power, and light.

### Driveway

2 Parking Spaces

Block paved driveway

### Services

Council Tax band: F

Tenure: Freehold

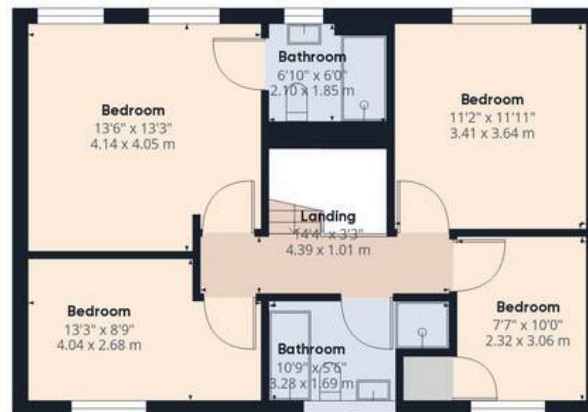
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Ground Floor



Floor 1





## Arnold Greenwood Estate Agents

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