



Kentlands Park Road, Grange-Over-Sands  
£395,000





## Kentlands Park Road

Grange-Over-Sands, Grange-Over-Sands

Offering level access into Grange over Sands and boasting views towards the ornamental gardens across to Morecambe Bay.

This spacious, well maintained and cared for property will appeal to many buyers from those looking to retire within a coastal village within easy level access to amenities, or vast potential for those looking to convert or customise, a property to become their family home. The property although appears to be a bungalow, is actually split across three floors offering great dynamics to become a three storey family home subject to permissions. The entrance hallway exudes a sense of space and comfort, with handy and convenient storage that flows openly through the centre of the bungalow, accessing the main living room, three bedrooms, the master en-suite, family bathroom and the open plan kitchen diner. The covered sunroom is ideally located to the front of the property, providing a tranquil space to unwind and enjoy the views towards Morecambe bay.

This property presents a rare opportunity to own a versatile and well-appointed home in a sought-after location, offering convenience comfort, and potential for personalisation converge.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:



## Ground Floor

### Hallway

19' 9" x 5' 7" (6.03m x 1.70m)

Generously spaced central entry hallway. Including double entry storage cupboard and loft ladder access to the attic floor. Electric heating within the hallway.

### Living Room

14' 9" x 16' 6" (4.49m x 5.02m)

Triple aspect room with views across the ornamental gardens towards the bay. Neutral décor/carpets, pendant lighting, marble hearth and mantel and access into the sun room.

### Dining Room

11' 6" x 11' 8" (3.50m x 3.56m)

Open aspect into the kitchen, large windows over looking the rear garden. Neutral décor, pendant lighting and a central electric fire inset into a marble hearth and mantel. Rear garden access and further access to the lower ground floor.

### Kitchen

11' 9" x 8' 4" (3.59m x 2.53m)

Cream gloss units, wood effect worktops, sink/drain, large windows over looking the garden. Neutral décor, free standing cooker, extractor fan, space for a below counter fridge.



### Bedroom Three

11' 10" x 11' 10" (3.61m x 3.60m)

Currently used as a second sitting room. Large rear garden facing windows, electric fire inset into a marble hearth and mantel. Neutral décor and pendant lighting.

### Sun Room

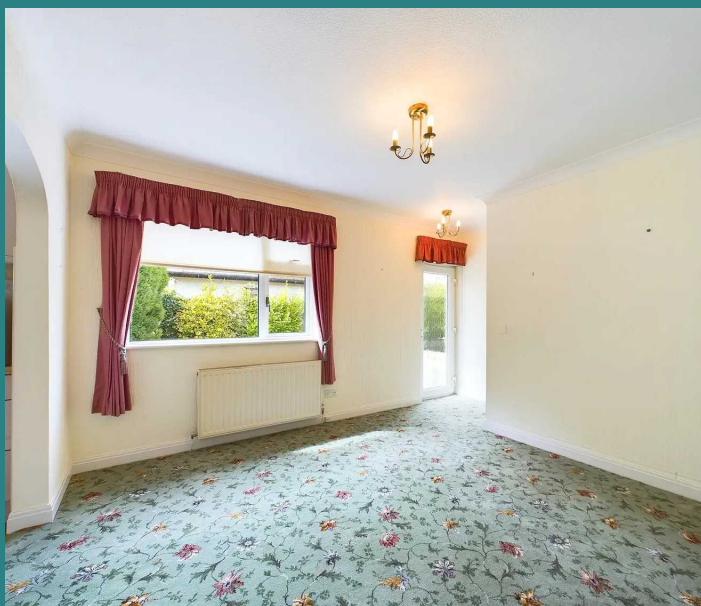
24' 1" x 4' 1" (7.35m x 1.24m)

Views directly across the ornamental gardens towards Morecambe Bay. Access into the sunroom from bedrooms one, two and the lounge.

### Bedroom One

11' 10" x 14' 5" (3.60m x 4.39m)

The master bedroom of neutral décor, with inbuilt storage, sliding door access into the sun room and further access into the en-suite shower room.





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### En-suite

2' 11" x 10' 11" (0.90m x 3.33m)

Fully tiled, with hard wearing vinyl flooring. Fitted complete with a shower cubicle, vanity sink unit and W.C. The room benefits from an obscured rear window.

### Bedroom Two

11' 9" x 11' 7" (3.57m x 3.54m)

Sizeable bedroom with neutral décor, inbuilt storage, sliding door access into the sun room and further access into the en-suite shower room.

### Bathroom

8' 4" x 6' 1" (2.54m x 1.85m)

Nicely presented neutral bathroom suite. Tiled walls and floors, bath with shower above, vanity sink unit and bidet. including a rear obscured bathroom window and ceiling mounted lighting.

### Lower Ground Floor

#### Hallway

12' 6" x 5' 9" (3.82m x 1.74m)

Spacious with neutral décor, having previously been used as an office space you will find power points and a phonenumber.

#### Store

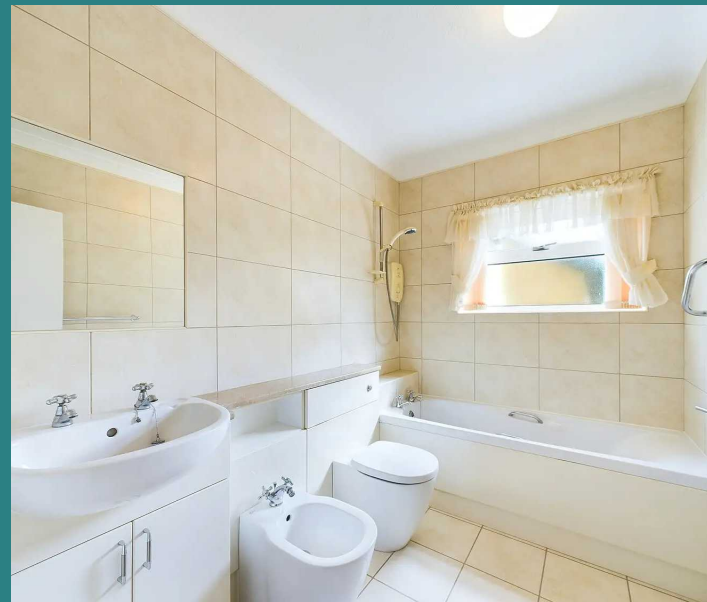
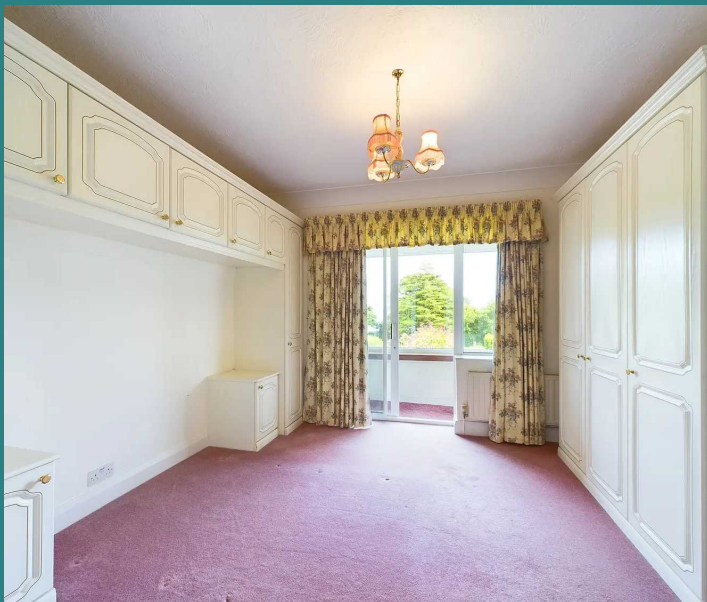
7' 0" x 4' 6" (2.13m x 1.38m)

Handy cupboard storage from the lower landing.

#### Ground Floor / Utility Kitchen

12' 0" x 11' 9" (3.66m x 3.58m)

Neutral décor, vinyl flooring, ceiling mounted strip lighting, rear garden facing windows, cream units and worktops. A free standing cooker, sink/drainer. Space for a washing machine and fridge freezer. Further access to the W.C and rear garden.



## WC

5' 0" x 3' 9" (1.52m x 1.14m)

Neutral décor, vinyl flooring, rear facing obscured window and pendant lighting. The second boiler is located here.

## Garage

17' 0" x 14' 0" (5.18m x 4.27m)

Integrated ground floor garage. Pendant lighting, sockets and a key fob electric shutter door. Cupboard storage and power and light

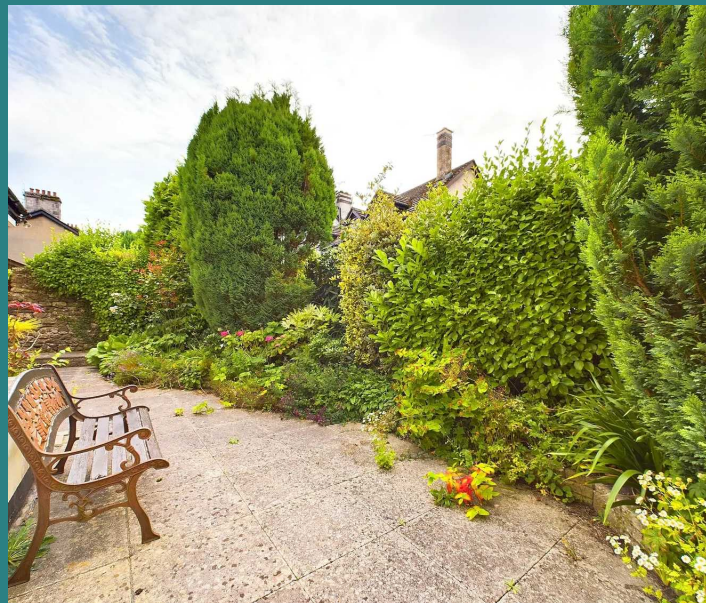
## Garden

Outside, an established garden to the front complements the property's facade, adding a touch of natural beauty to the surroundings. The low maintenance rear seating area provides an ideal spot for relaxation or outdoor entertaining, offering a private retreat amidst the lush greenery.

## GARAGE

Triple Garage

The integrated garage and driveway parking add a touch of convenience to every-day living, ensuring ample space for three vehicles plus storage needs.





Ground Floor



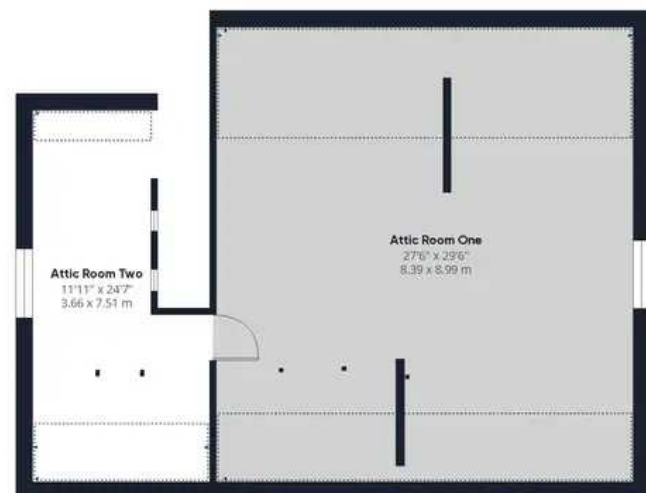
Floor 1

Approximate total area<sup>(1)</sup>

2695.93 ft<sup>2</sup>  
250.46 m<sup>2</sup>

Reduced headroom

326.47 ft<sup>2</sup>  
30.33 m<sup>2</sup>



Floor 2

(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.



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

**Money Laundering** In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.



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