

2 Lingarth, Lindale – LA11 6LA

Grange-Over-Sands

£200,000

2 Lingarth

Lindale, Grange-Over-Sands

Nestled in a serene setting, this charming 2-bedroom semi-detached bungalow presents a tranquil retreat with its elevated position that offers breathtaking views of the National Park. Embracing nature's beauty, the property features gardens to both the front and rear, adorned with a variety of attractive planting that complements the open vistas. A residential local occupancy clause adds an exclusive touch to the property, while its prime location places it conveniently within a mere five-minute drive from the bustling town of Grange Over Sands. Boasting a generously spaced master bedroom and a well-sized single bedroom, this bungalow provides ample living space for residents. Its open plan kitchen dining area comes with the flexibility to fit one's own appliances and offers easy access to the outdoors. A modern fitted wet room and disability-friendly features enhance the comfort and accessibility of this home, while street parking to the front ensures convenience for residents and guests alike.

Whether you seek a peaceful escape or a welcoming home to call your own, this bungalow with its delightful outdoor spaces is sure to captivate those in search of a harmonious blend of comfort and natural beauty.





Living Room

11' 4" x 14' 7" (3.45m x 4.45m)

Generously spaced living room offering far reaching views across National Park Farmland. Benefitting from neutral decor, beige twist and weave carpets with a central focal fireplace.

Kitchen / Diner

13' 8" x 10' 5" (4.17m x 3.18m)

Open plan space with space for a dining table. Fitted units with space for appliances. Neutral decor, vinyl flooring and pendant lighting. Garden access.





Bedroom One

11' 6" x 9' 3" (3.51m x 2.82m)

Generously spaced double room, offering neutral walls, carpets and a private yet pleasant garden outlook.

Bedroom Two

9' 10" x 6' 11" (3.00m x 2.11m)

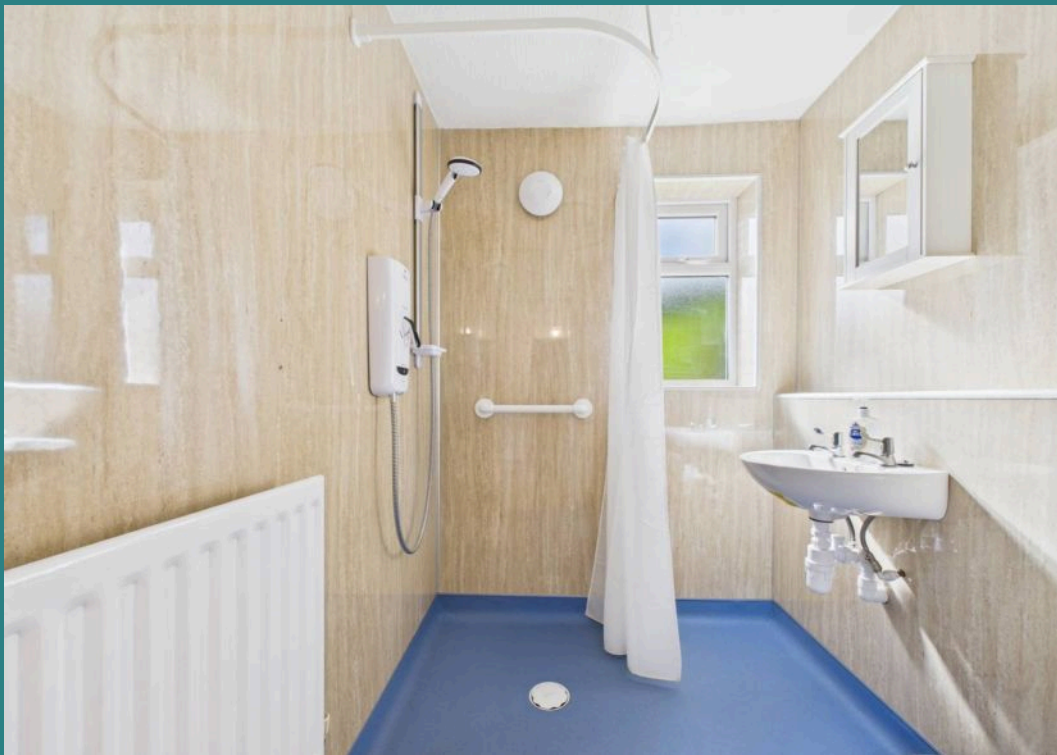
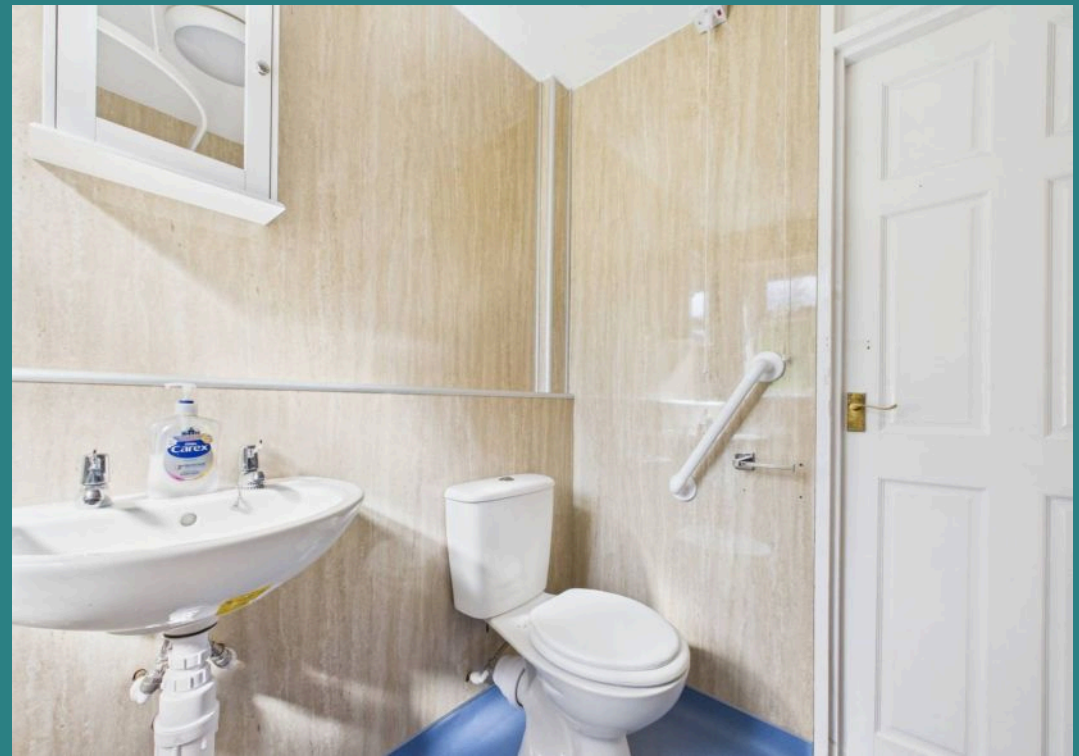
Single in size with neutral walls and carpets. Featuring far reaching open views.

Wet Room

6' 3" x 5' 2" (1.91m x 1.57m)

Modern and newly fitted with hardwearing vinyl flooring, inset wet room drainage, panelled walls, obscured rear windows alongside a W.C and handbasin.





GARDEN

Outside, the property charms with its well-maintained garden spaces to the front and rear of the bungalow. The lush lawn areas, paired with the established planting, create a picturesque backdrop that invites peaceful moments of relaxation, an exterior outhouse provides convenient storage space for outdoor essentials.

Parking

The property's appeal is the on-street residential parking available to the front.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



Wet Room
6'3" x 5'2"
1.91 x 1.59 m



Approximate total area⁽¹⁾

507 ft²

47.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate - LA9 4SX

01539733383

kendal@arnoldgreenwood.co.uk

www.arnoldgreenwoodestateagency.co.uk/



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.