



ARNOLD  
GREENWOOD



57 Priory Lane, Grange-Over-Sands – LA11 7BJ

Offers Over £425,000



# 57 Priory Lane

## Grange-Over-Sands

This charming detached bungalow perfectly situated within the sought-after residential area of Kents Bank presents a rare opportunity for those seeking comfort, space, and potential for development. Enter through the inviting porch into the generous hallway of this property boasting two spacious bedrooms, a modern fitted shower room, and a contemporary kitchen overlooking a picturesque sunroom with French doors leading out to the landscaped gardens. The lounge features a cosy log burning stove, ideal for cool evenings as you gaze out at the stunning bay views. With driveway parking, garage, and expansive attic space, large rear garden offering additional potential to create another property. Offering vast potential for further development with the right planning permissions in place.

The outdoor space of this property is a true sanctuary, with a landscaped front garden complete with established trees and a rockery, and a private back garden featuring a pathway, lush lawn, and more mature trees creating a peaceful ambience. The side entrance to the rear garden provides easy access and the potential, subject to planning permissions, to build an additional property. Take advantage of the private terraces to enjoy outdoor dining or simply relax in the sunshine. Perfect for those seeking a tranquil yet conveniently located retreat, this property offers a blend of modern comforts and endless possibilities for expansion or enhancement. Discover the potential awaiting you with this unique property in a truly desirable location.

- Vast potential to develop subject to planning permission within the attic or garden
- Two spacious bedrooms





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Council Tax band: D

Tenure: Freehold

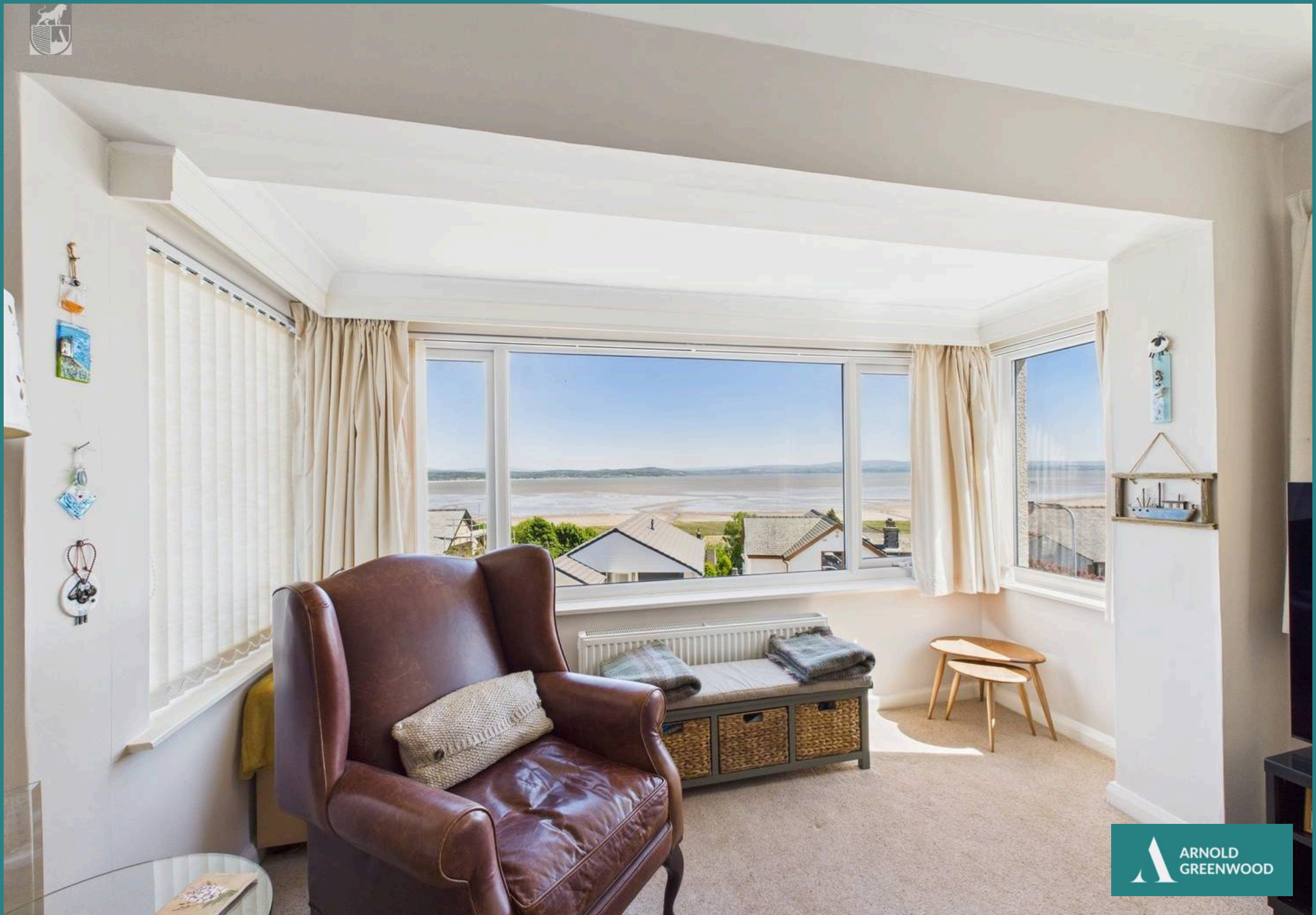
EPC Energy Efficiency Rating: D



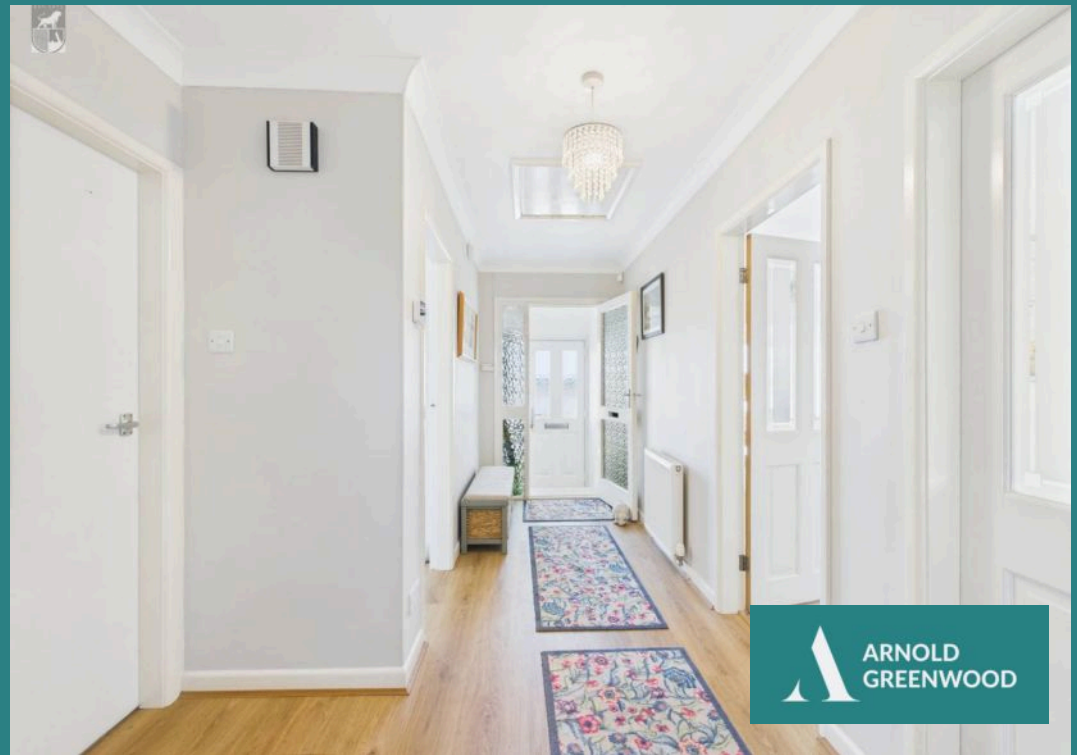














## GARDEN

Front and rear garden offering landscaped front rockery, private landscaped garden to the rear offering a pathway, established lawn, trees, side entrance to the back of the property which will be ideal subject to planning permissions to build another property.

## Garage

Single Garage

Garage benefits from an electric door.

## Driveway

3 Parking Spaces





Ground Floor



Floor 1

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

1044 ft<sup>2</sup>

97 m<sup>2</sup>

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with the standard.





## Arnold Greenwood Estate Agents

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

01539733383

kendal@arnoldgreenwood.co.uk

[www.arnoldgreenwoodestateagency.co.uk/](http://www.arnoldgreenwoodestateagency.co.uk/)



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