



**POOLE
TOWNSEND**

Back O The Fell Road, Lindale, Grange-over-Sands, LA11 6LR

£350,000

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Situated within the picturesque village of Lindale, the property occupies a convenient and central location, allowing easy access to a range of local amenities and services. These include a public house, children play/skate park, a primary school as well as picturesque walks. Nearby is Grange over Sands for a wide range of amenities and the historic village of Cartmel, famous for its sticky toffee pudding and well-known racecourse. A short drive away is the A590 for commuter links to the South Lakes Peninsula and Lake District National Park.

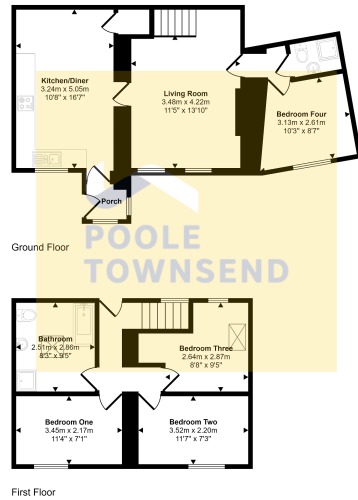
Stepping through the front door you walk into a porch with space for shoes and access into the impressive kitchen diner. Extending the full depth of the property, the room provides a fabulous dual function dining area and workspace. The kitchen is equipped with a wide range of solid wood units and a complementary two-sided worktop, which incorporates a one and a half sink drainer with mixer tap and four ring gas hob. Integrated within the units is an electric oven/grill, fridge, freezer and there is undercounter space for a dishwasher and plumbing for a washing machine. There is also a large understairs storage cupboard for additional household equipment.

The adjoining living room is a bright reception space, which features two picture windows with built-in seats and a multi-fuel stove to enjoy on cold evenings. A small hall off the living room leads to a ground floor double bedroom and shower room.

To the first floor there are two double bedrooms located at the front and a third single room, with space for freestanding wardrobes. The bathroom is both modern and stylish and includes a freestanding claw foot bath with hand held shower, a separate shower cubicle, WC and wash hand basin with vanity storage below.

Outside, the rear courtyard has been cleverly designed around the natural landscape and includes a large flagged courtyard for alfresco dining and a hot tub set beneath a tiled gazebo. There is also a slate-chipped garden, providing further seating and space for potted plants. To the front, is on road parking and a garage which can accommodate either a small vehicle, motorbike or outdoor equipment.

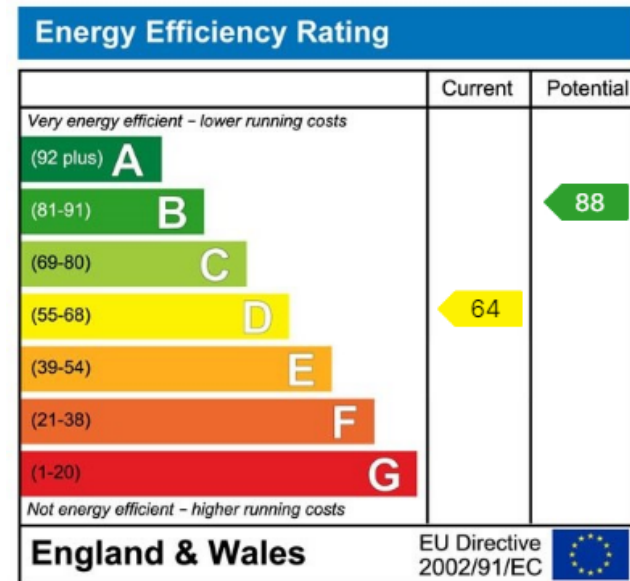




First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Make Strappy 360.

- Lake District National Park
- Located picturesque village of Lindale
- Lakeland Cottage
- 4 Bedrooms
- Courtyard garden with hot tub
- Generous sized living room with multi-fuel stove
- For what3words app users enter: talent.homelands.escape



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