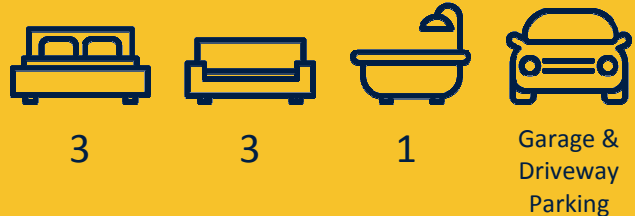




PRICE £325,000

1 FELLSIDE, ALLITHWAITE, GRANGE-OVER-SANDS, LA11 7RN

An attractively presented detached true bungalow, situated in a peaceful residential cul-de-sac within the popular village of Allithwaite. The property benefits from well-proportioned accommodation on one level, with the added benefit of a conservatory extension and surrounding low-maintenance gardens. Internal viewing is advised.



Lounge



DIRECTIONS

Entering the village of Allithwaite from Grange over Sands, proceed down Holme Lane and take a right-hand turn into The Square. Follow the road along into Church Road and proceed up the hill passing the primary school on the left-hand side. At the crossroads take a right-hand turn into Wartbarrow Lane, followed by the first right-hand turn into Fellside. Number 1 is situated on the left-hand side.

LOCATION

Situated on the edge of the popular semi-rural village of Allithwaite, Fellside is a peaceful cul-de-sac which borders onto open fields and Wartbarrow Fell. The property is conveniently placed for access to the village amenities by foot and these include a playground, community centre, primary school, St Mary's Church and a village shop. A short drive away is the historic village of Cartmel and the Edwardian coastal resort of Grange over Sands.

DESCRIPTION

The property is approached via tarmac and paved parking for two cars, alongside a colourful low maintenance shrub and paved front garden.

The driveway extends to an attached single garage providing space for a further car, or alternatively storage.

The front door opens into a light and airy hallway, with doors leading to the bedrooms, shower room and lounge. There are also two storage cupboards, one for household equipment and the other for coats and shoes, etc.

The lounge is a fantastic sized reception room, bathed in natural sunlight from dual aspect windows. Within the room is a gas fire set on a marble hearth with matching inset and a wooden surround.



Kitchen

Bedroom One



A glazed door off the lounge leads through into the adjoining dining room, which provides free flowing access through into the conservatory extension and kitchen.

The conservatory provides an additional and versatile reception space with views and access onto the rear garden.

The kitchen is equipped with a wide range of wooden storage units and a complementary four-sided worktop. Fitted within the worktop is a double sink with a mixer tap, and a four-ring gas hob with an extractor hood over. Integrated within the units is an electric twin oven/grill, and there is space for an upright fridge/freezer and plumbing for a washing machine.

A door off the kitchen leads through to a rear porch with access to a separate WC, an integral garage and an external door opening onto the garden.

Back in the main hallway there are two double bedrooms with contrasting outlooks, and a third single room located at the front.

The shower room is fitted with a three-piece suite, comprising a shower enclosure with a wall-mounted electric shower, a WC and wash hand basin with vanity storage below.

Outside, to the rear of the property, there is a generous sized lawned garden with mature shrubs, bushes and trees and a paved patio, providing space for tables and chairs.

To the side, there is a low maintenance stone chipped and paved area with gated access onto the front drive.



Shower Room

Rear Garden Area



What we love about the property...

“Situated in a peaceful village location, with surrounding gardens and potential to update, and will appeal to a range of buyers.”

Property layout



Produced by Poole Townsend Estates Ltd.
Plan produced using PlanUp.

ROOM MEASUREMENTS

Lounge

16'0" (4.89 m) X 15'9" (4.81 m)

Dining Room

7'9" (2.37 m) X 8'4" (2.56 m)

Conservatory

8'5" (2.59 m) X 8'1" (2.47 m)

Kitchen

12'3" (3.74 m) X 8'4" (2.55 m)

Garage

9'4" (2.85 m) X 19'6" (5.95 m)

Bedroom One

10'10" (3.32 m) X 11'9" (3.61 m)

Bedroom Two

10'10" (3.31 m) X 10'4" (3.17 m)
maximum measurements

Bedroom Three

7'8" (2.36 m) X 9'10" (3.00 m)

Shower Room

8'10" (2.71 m) X 8'5" (2.57 m)

Your viewing appointment is on _____

Additional information

Council Tax Band: D
Local Authority: South Lakeland District Council
Services: Mains gas, electricity and water.
Tenure: Freehold.

EPC Rating = D

Your mortgage arrangements

Poole Townsend Solicitors Ltd are able to help you choose from the many mortgage and life insurance products available. Please contact one of our Independent Advisers for an appointment. Your home may be repossessed if you do not keep up repayments on your mortgage.

Poole Townsend are Independent Financial Advisers authorised and regulated by the Financial Conduct Authority. Authorised and regulated by the Solicitors Regulation Authority No. 647087.

Visit us at

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Our team are available weekdays

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Milnthorpe 015395 62044

All photographs on this brochure have been taken with a combination of a wide angle lens – 10-20mm aperture and standard lens – 18-55mm.

Internet connection and speeds are available at <http://www.rightmove.co.uk/broadband-speed-in-my-area.html>