



The Nook The Orchard Cart Lane, Grange-Over-Sands - LA11 7AE

£300,000

Grange-Over-Sands

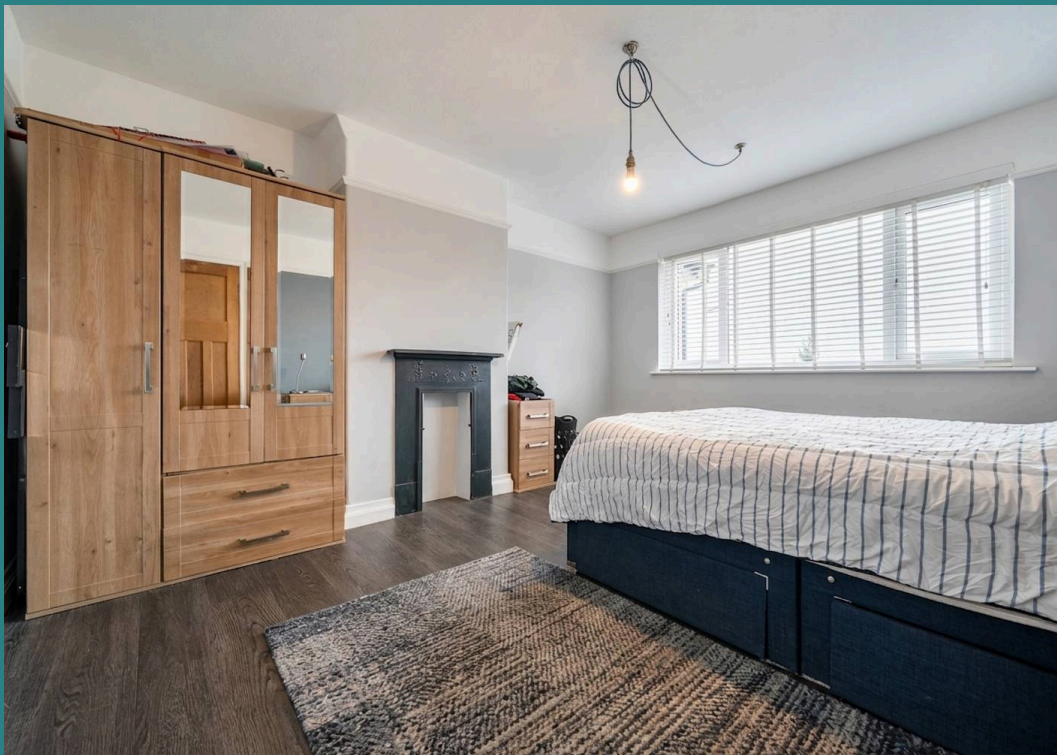
The Nook The Orchard Cart Lane

Grange-Over-Sands

This beautifully presented three-bedroom semi-detached house offers an inviting blend of charm and style, thoughtfully arranged to suit family living and entertaining. The light-filled reception room features elegant wood flooring and a charming period fireplace, creating a cosy atmosphere ideal for relaxation. The modern kitchen boasts sleek cabinetry and integrated appliances, complemented by a bright and airy layout. French doors from the kitchen provide seamless access to the garden, enhancing indoor-outdoor living. Upstairs are three bedrooms which are generously proportioned and a contemporary bathroom.

The exterior of the property is equally impressive, offering a variety of well-designed outdoor spaces to suit every need. A beautifully landscaped garden with lush lawn, mature hedges and a patio area provides a tranquil retreat, perfect for alfresco dining or entertaining guests. The low maintenance garden areas feature gravel and planters, ideal for those seeking easy upkeep without compromising on style. The spacious patio is ideal for outdoor seating, bordered by a rustic stone wall for added privacy. The property benefits from off-road parking and a neatly maintained front garden, ensuring both convenience and kerb appeal. Additional highlights include stunning scenic and coastal views. Child-friendly spaces within the home, ample natural light throughout, and modern appliances further enhance the property's appeal, making it an exceptional choice for those seeking a stylish, comfortable and practical home in a peaceful setting.





The exterior of the property is equally impressive, offering a variety of well-designed outdoor spaces to suit every need. A beautifully landscaped garden with lush lawn, mature hedges and a patio area provides a tranquil retreat, perfect for alfresco dining or entertaining guests. The low maintenance garden areas feature gravel and planters, ideal for those seeking easy upkeep without compromising on style. The spacious patio is ideal for outdoor seating, bordered by a rustic stone wall for added privacy. The property benefits from off-road parking and a neatly maintained front garden, ensuring both convenience and kerb appeal. Additional highlights include stunning scenic and coastal views. Child-friendly spaces within the home, ample natural light throughout, and modern appliances further enhance the property's appeal, making it an exceptional choice for those seeking a stylish, comfortable and practical home in a peaceful setting.



Porch

6' 4" x 3' 3" (1.94m x 0.99m)

Kitchen / Dining Room

18' 8" x 11' 2" (5.69m x 3.41m)

Living Room

13' 11" x 12' 0" (4.24m x 3.65m)

Bedroom 1

13' 11" x 12' 0" (4.25m x 3.67m)

Bedroom 2

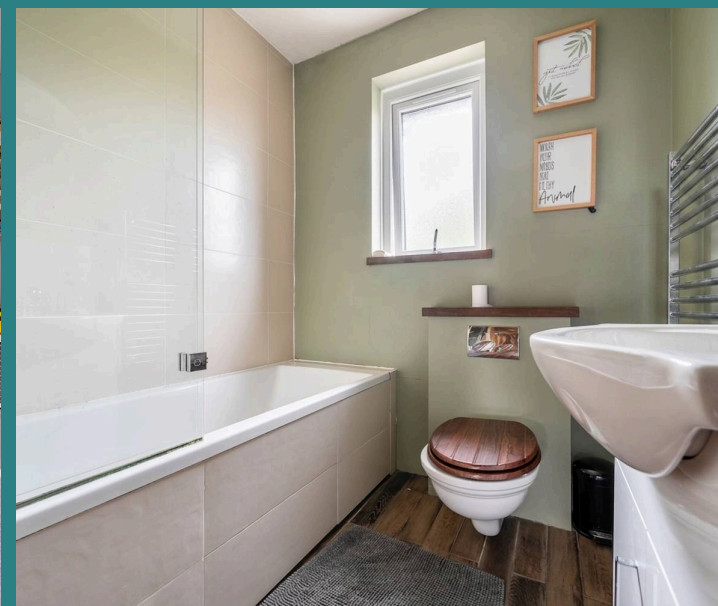
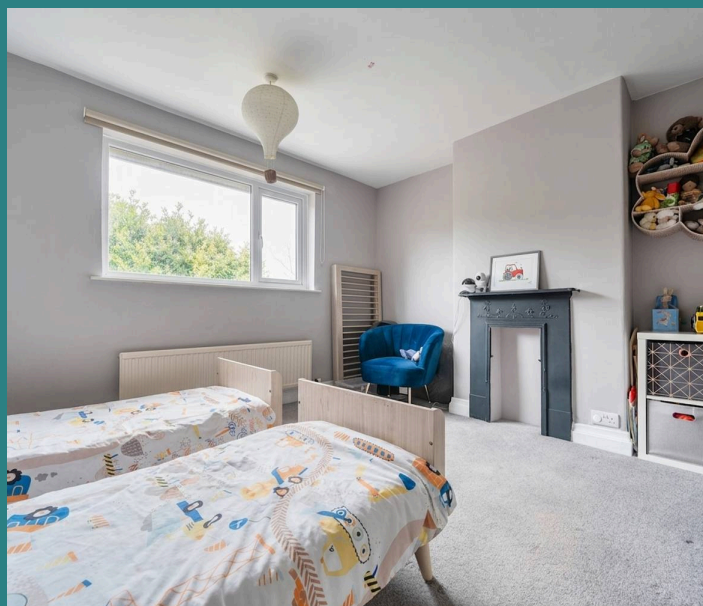
11' 11" x 11' 2" (3.63m x 3.41m)

Bedroom 3

9' 0" x 6' 2" (2.74m x 1.88m)

Bathroom

7' 11" x 6' 0" (2.42m x 1.84m)



REAR GARDEN

Low maintenance garden areas feature gravel and planters, ideal for those seeking easy upkeep without compromising on style. The spacious patio is ideal for outdoor seating, bordered by a rustic stone wall for added privacy.

FRONT GARDEN

Off-road parking and a neatly maintained front garden, ensuring both convenience and kerb appeal.

Driveway

2 Parking Spaces

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

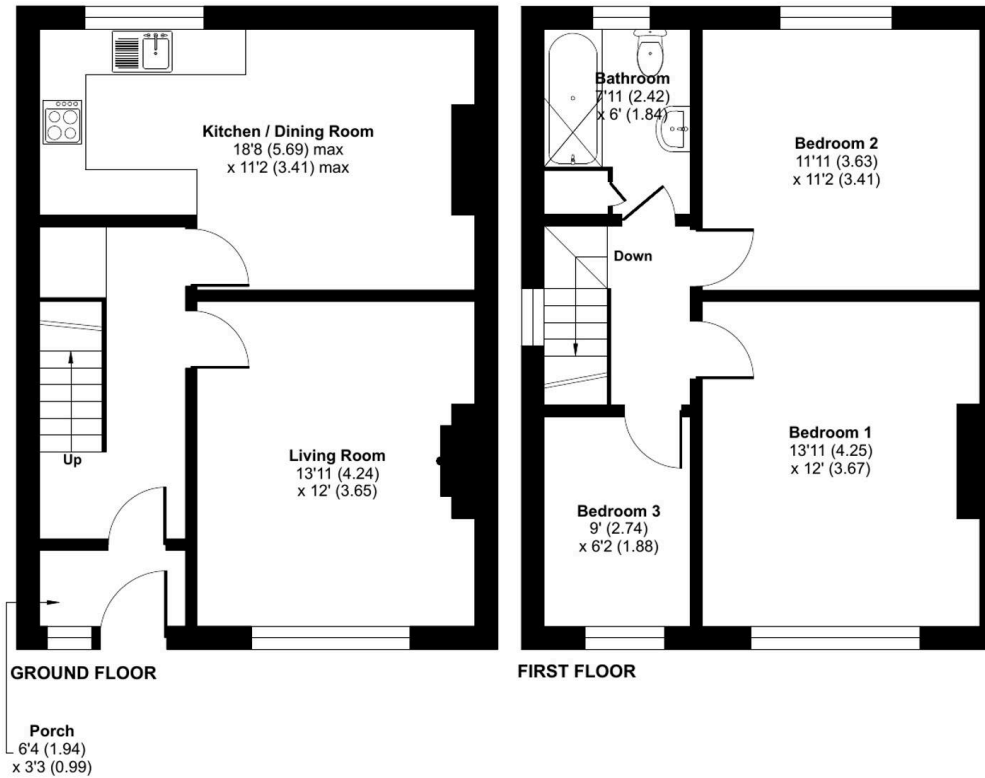
EPC Environmental Impact Rating: E



The Orchard, Cart Lane, Grange-Over-Sands, LA11

Approximate Area = 956 sq ft / 88.8 sq m

For identification only - Not to scale





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.