



**The Larches Greaves Wood Road, Grange-Over-Sands – LA11
7ES**

Grange-Over-Sands

Guide Price
£525,000

The Larches Greaves Wood Road

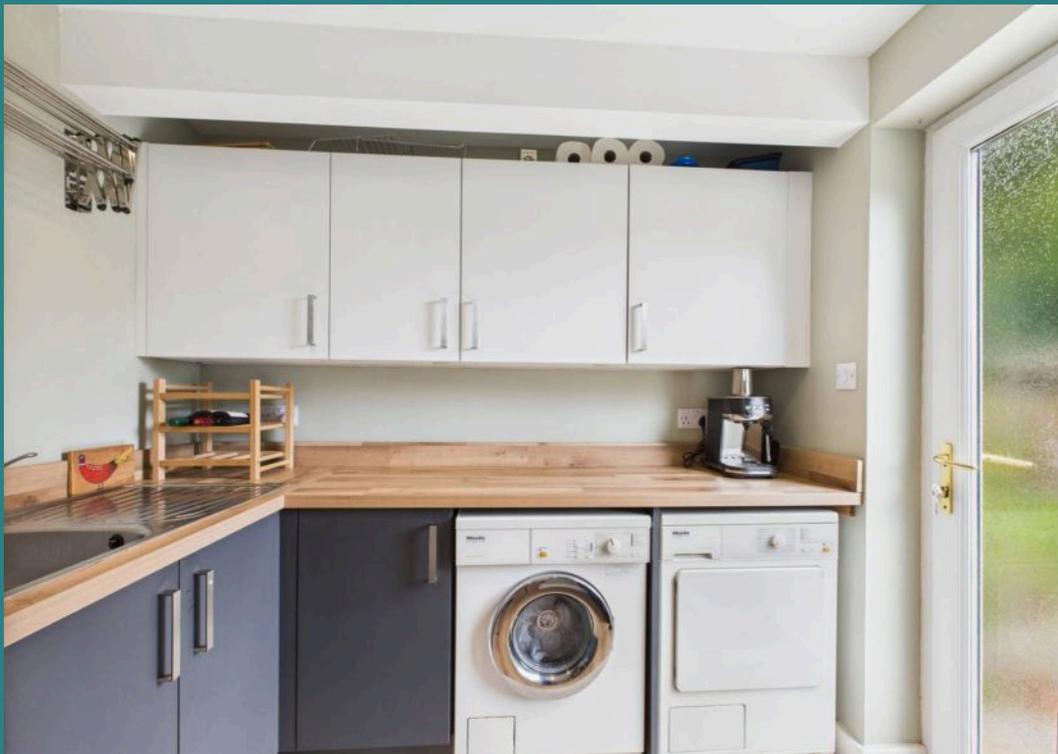
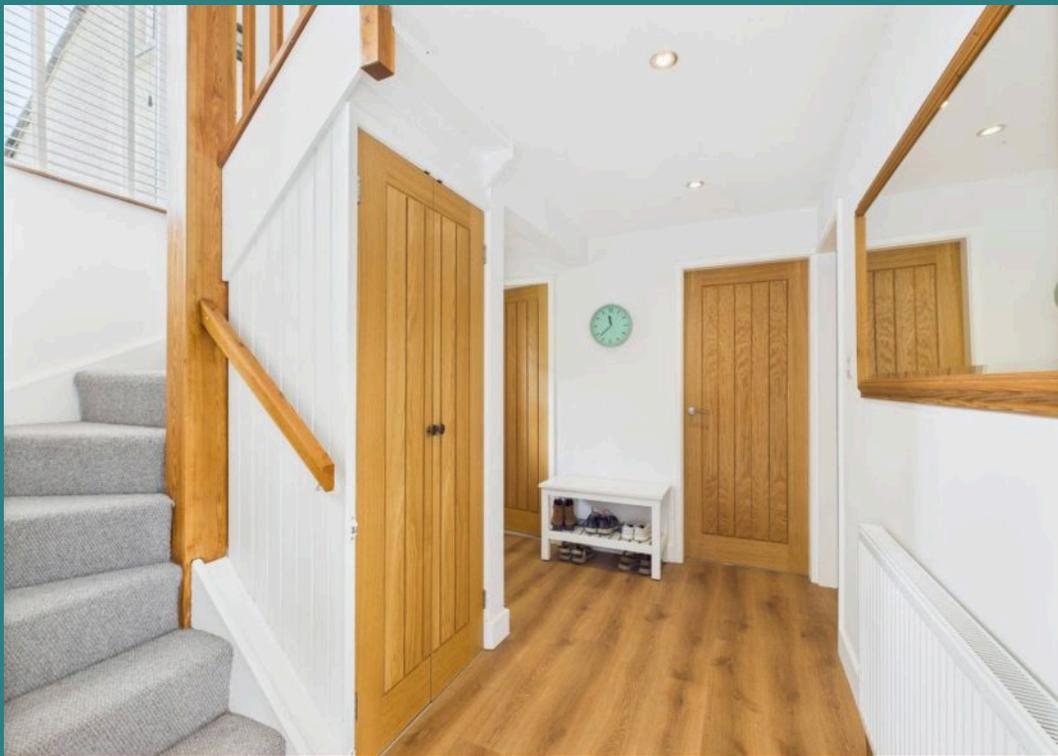
Grange-Over-Sands

This beautifully presented detached house offers an exceptional blend of indoor comfort and outdoor living, perfectly designed for modern family life. The property features four spacious bedrooms, each benefitting from elegant wooden or carpeted flooring, and generous windows or French doors that fill the rooms with abundant natural light. The main bedroom has a balcony with spectacular bay views, the principal reception room is bright and welcoming creating the ideal space for both relaxation and entertaining. The open plan kitchen and dining area is a true highlight, boasting sleek modern units, integrated appliances, and seamless garden access via French doors – perfect for hosting family gatherings or alfresco meals.

Stepping outside, the property impresses with an expansive landscaped garden, multiple patios, a well stocked kitchen garden and charming seating areas surrounded by lush greenery and mature trees. An upper floor balcony provides additional outdoor space and tranquil scenic bay views, while the well-maintained lawns offer a serene retreat for relaxation. With its harmonious blend of style, space, and versatile indoor-outdoor living, this detached house presents an outstanding opportunity for buyers seeking a family home with exceptional features and timeless appeal. With a village full of amenities and Kents Bank train station a 5 minute walk this executive property is perfect for commuting from or hopping on to Manchester Airport.

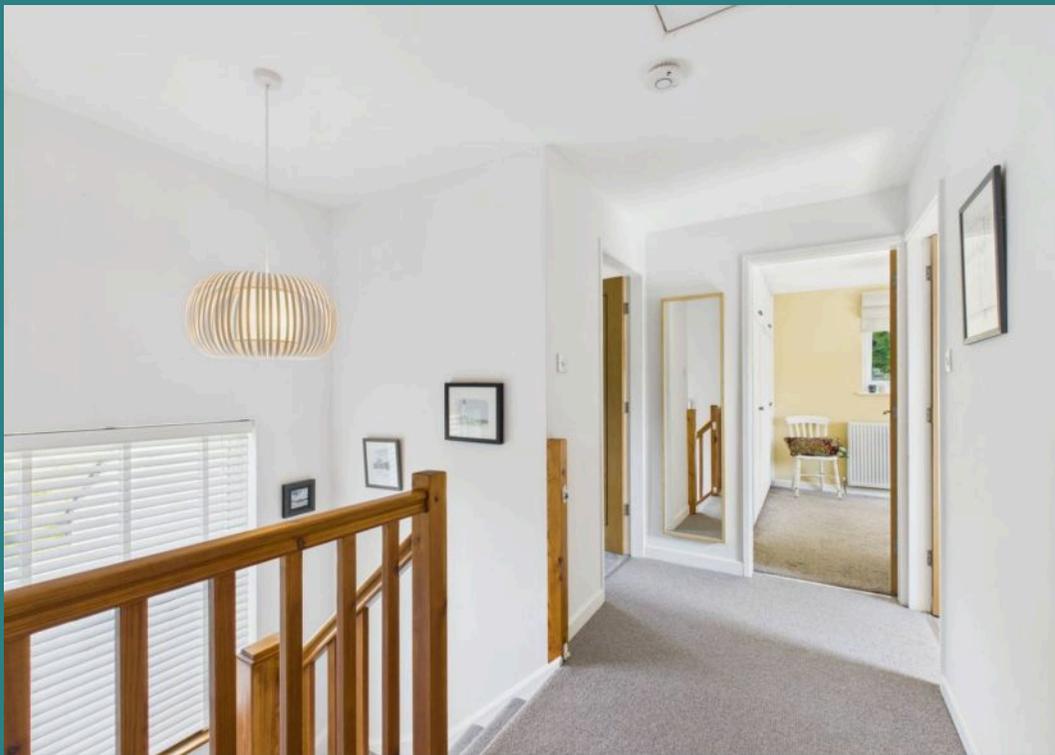
- Expansive landscaped garden
- Multiple patio and outdoor seating areas

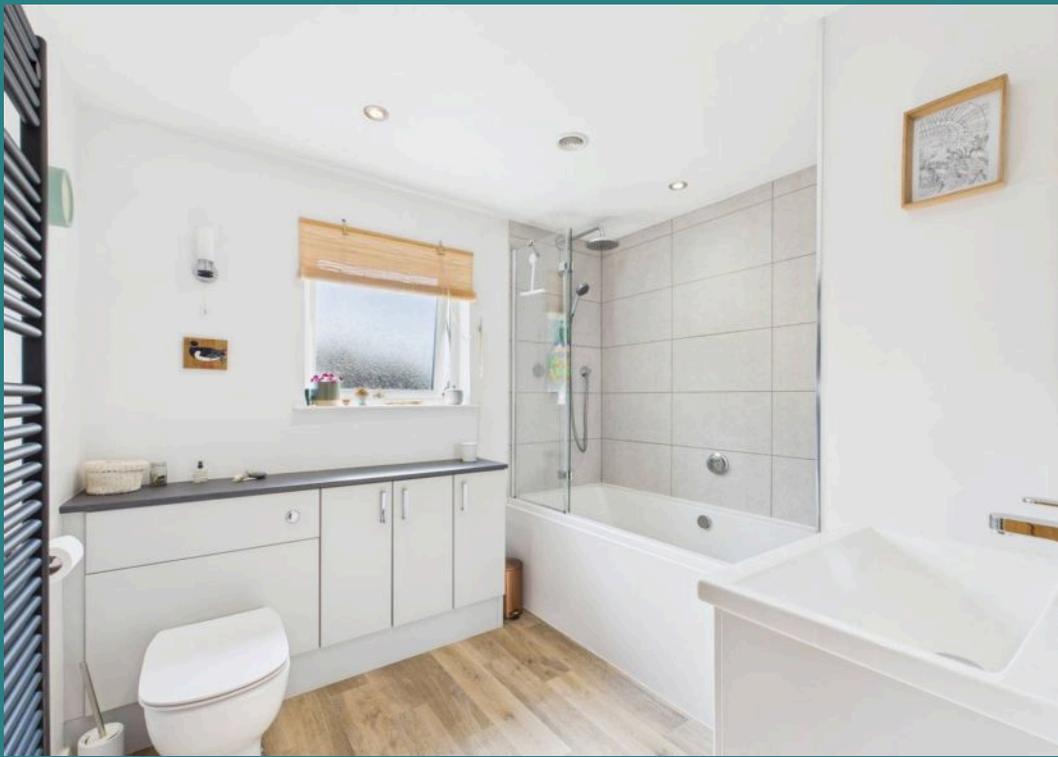
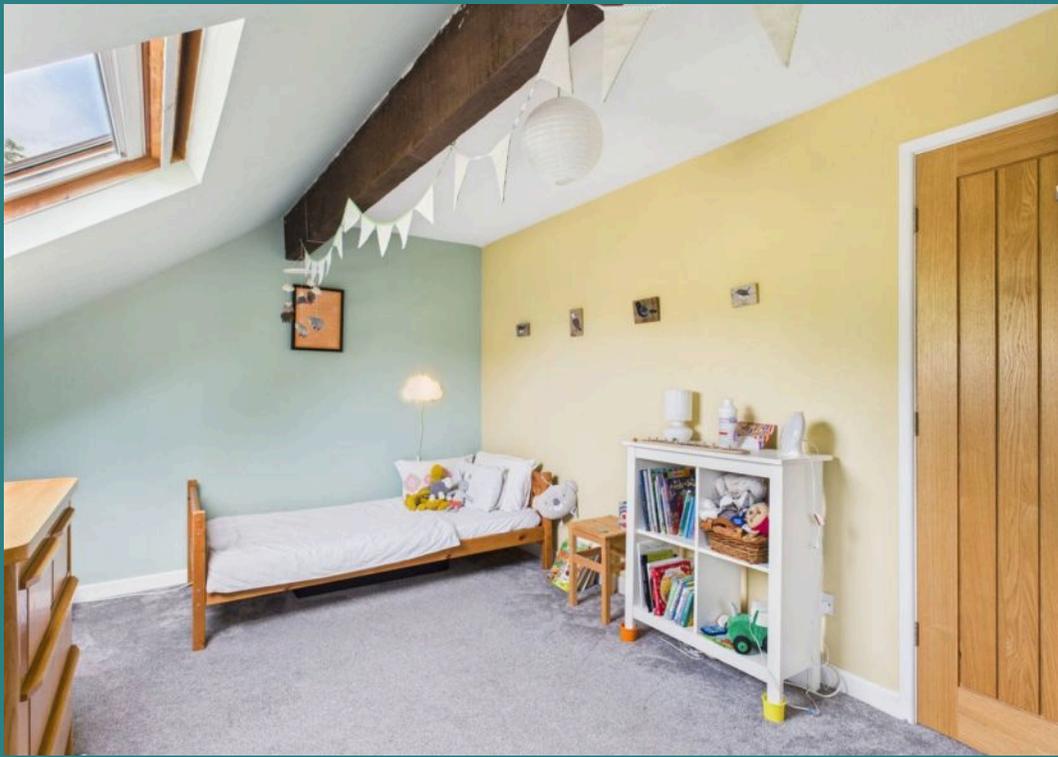












GARDEN

Generous well established private garden with lawn, vegetable gardens and patio seating areas.

Garage

Single Garage

Driveway

2 Parking Spaces

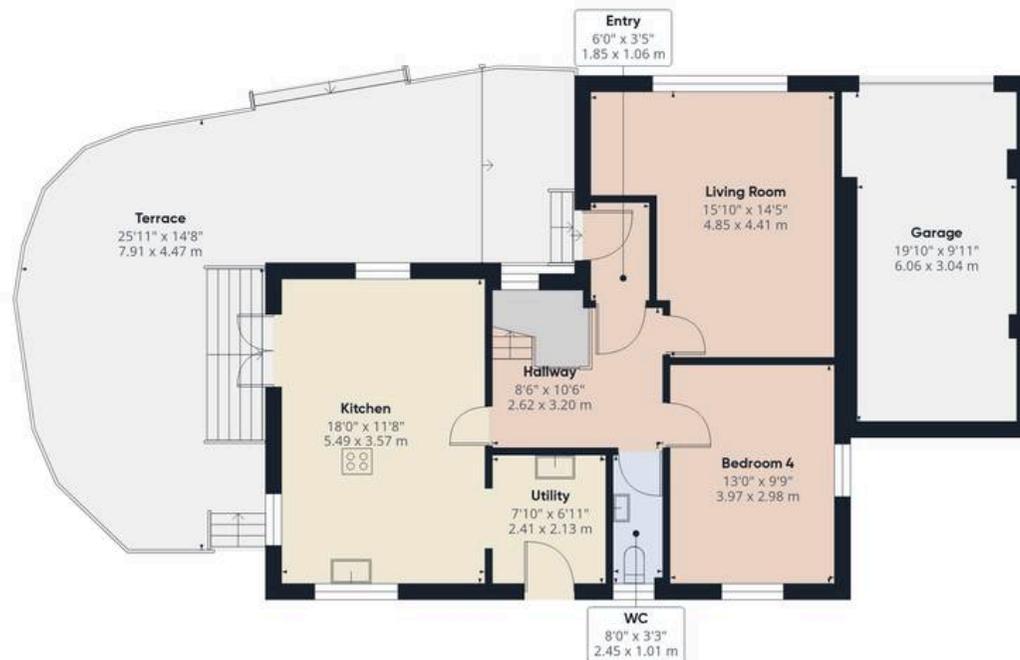
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1557 ft²

144.5 m²

Balconies and terraces

607 ft²

56.4 m²

Reduced headroom

20 ft²

1.9 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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

GIRAFFE360



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