



Grange-over-Sands

£310,000

Glentworth, Lyndene Drive, Grange-over-Sands, Cumbria, LA11 6QP

This attractive Semi-Detached 1930s home retains a wealth of original character, including high ceilings, decorative corning and picture rails - all complemented by delightful views across open fields. The accommodation comprises a welcoming Lounge, spacious Dining Kitchen, 3 bedrooms (2 doubles), Shower Room and a convenient ground floor Cloakroom.

Outside, the property benefits from beautifully arranged tiered Gardens to both the front and rear, offering a variety of seating areas ideal for relaxing or entertaining. Additional features include a useful Under-Croft (limited head head) and off-road Parking for 2 vehicles.

Quick Overview

- Lovely country views
- Traditional Semi Detached House
- 3 Bedrooms
- Full depth Dining Kitchen
- Gas central heating
- Off Road Parking
- Attractive tiered Gardens
- Woodland walks on the doorstep
- Ultrafast Broadband



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Ultrafast
Broadband

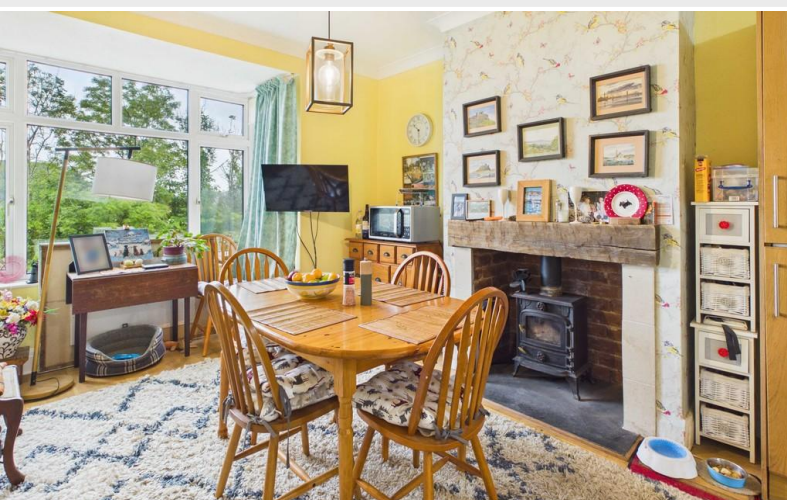


Off Road
Parking

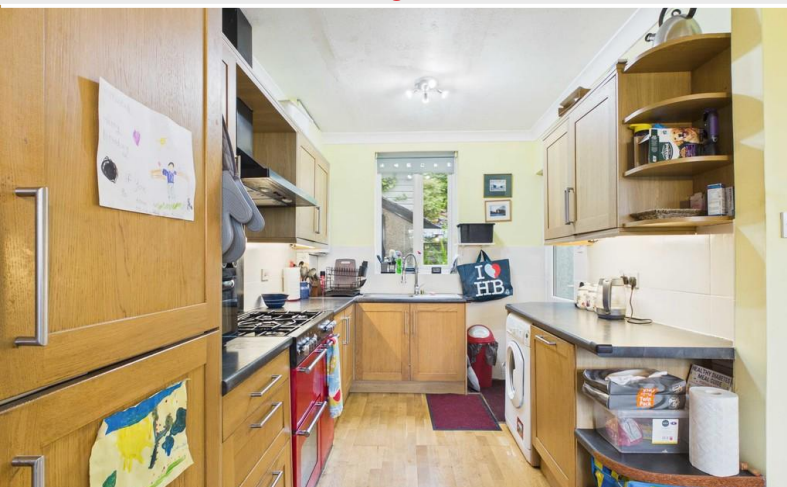
Property Reference: G3210



Lounge



Dining Area



Kitchen



Bedroom 1

The Covered Side Entrance with leaded side window opens in to the Entrance Hall with stairs rising to the First Floor and doors off to the Lounge and Kitchen. Laminate floor, useful built in under stairs storage cupboards. Under stairs WC with part tiled walls and 2 piece white suite comprising low flush WC and pedestal wash hand basin. The Lounge is a spacious bright room with recessed wood-burning stove with 'Oak' lintel over and slate hearth. Large uPVC double glazed window overlooking the Front Garden with super views to surrounding open fields, Morecambe Bay and Arnside Knott in the distance. The Dining Kitchen is a full depth room. The Kitchen has a range of 'Oak' fronted shaker style wall and base units with complementary worktop, single drainer stainless steel sink unit with splash back tiling. There are also integrated appliances including fridge/freezer and dishwasher. Freestanding Belling cooker with 5 burners and space for washing machine. Wall mounted Worcester gas central heating boiler and uPVC ½ glazed rear door. Laminate floor. The Dining area has ample space for table and chairs and feature recessed wood burning stove set on a slate hearth with oak lintel over and tiles to the sides. Large uPVC double glazed window with super views out to open fields and countryside.

From the Entrance Hall the spindled and balustraded staircase leads up to the First Floor Landing. The Shower Room has a 3 piece white suite comprising corner shower enclosure with curved door, low flush WC and pedestal wash hand basin. Large built in cupboard, ladder style heated towel rail, loft hatch and extractor fan. Bedroom 1 is a good sized double room with mirror fronted built in wardrobes, Adam style fireplace with pebble effect electric and marble style hearth, large uPVC double glazed window again with those lovely sweeping views from the village of Lindale to the Estuary. Bedroom 2 is as another double room with a tile fireplace (not in use). Stripped pine floor and large uPVC double glazed window with expansive rural views. Bedroom 3 is a single room with rear aspect in to the Garden.

Outside there are Gardens to the front and rear. The front Garden is stocked with a variety of mature shrubs whilst the rear Garden is tiered with faux grass for easy maintenance and well stocked borders with some mature shrubs and attractive paved seating areas. Slate roofed outhouse with power, light and space and plumbing for tumble dryer and fridge/freezer. There is also a useful undercroft/workshop (limited head height) with power and light. Off road Parking for 2 cars on the gravelled area to the front of the property.

Location Lyndene Drive is a popular residential location which combines the convenience of a short drive to the village of Lindale, Grange or to the A590. Lindale is a small and friendly Lake District village with excellent Primary School and well regarded Public House. The larger town of Grange over Sands boasts amenities such as Railway Station, Medical Centre, Library, Post Office and a variety of independent shops etc.

From Grange take the B5277 (by the railway station) towards Lindale and the A590, as though to travel South. Go by 'The Grand Hotel', keeping the golf course on the right, Lyndene

Drive is about midway between Grange and Lindale on the left hand side. Upon entering Lyndene Drive Glentworth can be found approximately 100 yards further on, on the left hand side.

What3words: <https://what3words.com/>

Accommodation (with approximate measurements)

Entrance Hall 17' 4" x 6' 5" (5.29m x 1.98m)

Lounge 13' 9" x 12' 0" max (4.21m x 3.67m max)

Kitchen 15' 7" x 10' 11" max (4.76m x 3.33 m max)

Dining Area 9' 3" x 8' 0" (2.84m x 2.44m)

Cloakroom 5' 2" x 2' 7" (1.58m x 0.79m)

First Floor

Bedroom 1 15' 2" x 11' 0" (4.64m x 3.37 maxm)

Bedroom 2 13' 10" x 11' 11" max (4.24m x 3.65 maxm)

Bedroom 3 7' 6" x 6' 5" (2.30m x 1.98m)

Shower Room 7' 10" x 7' 10" (2.40m x 2.39m)

Outside Store

Undercroft with limited head height.

Summer House 9' 10" x 9' 7" (3.00m x 2.93m)

Services: Mains water, electric, gas and drainage. Gas central heating to radiators.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band D. Westmorland and Furness Council.

Conservation Area: This property is located within Grange Conservation Area.

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £900 – £950 per calendar month. For further information and our terms and conditions please contact the Office.

Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £60.00 (inc. VAT) per individual or £50.00 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £150 (incl. vat).



Bedroom 2



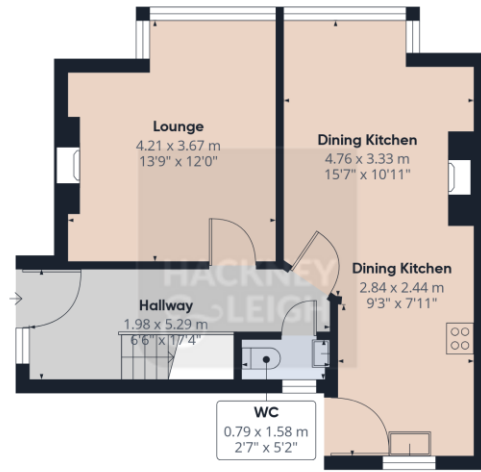
Rear Garden



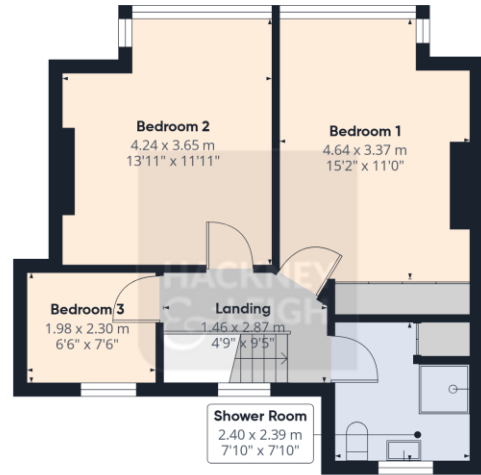
Rear Aspect



Front Garden



Floor 0



Floor 1



Approximate total area⁽¹⁾
90.5 m²
975 ft²

(1) Excluding balconies and terraces

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

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