



Pine Trees Fernleigh Road, Grange-Over-Sands

£650,000





## Pine Trees Fernleigh Road

Grange-Over-Sands, Grange-Over-Sands

Located on the edge of Grange-over-Sands, Pine Trees is an exceptional detached bungalow which has been thoughtfully and extensively renovated to create a beautifully finished home combining high quality interiors with stylish contemporary living. Enjoying a peaceful setting whilst remaining within easy walking distance of the town centre, promenade and local amenities, the property offers the perfect balance between convenience and privacy. Redesigned throughout by the current owners and with a full back to bricks renovation and thermal upgrade, the bungalow now provides bright, spacious and versatile accommodation with landscaped gardens and impressive outdoor entertaining space surrounding the home. The accommodation opens into a welcoming entrance hall leading through to a stunning open-plan living space which has been specifically redesigned to create a superb flow throughout the property. The sitting area centres around a wood burning stove, creating a warm and inviting atmosphere, while the adjoining kitchen has been finished to a high standard with a central island, impressive range cooker and separate coffee station. The layout is ideally suited to modern living and entertaining, with access through to the sun room providing an additional place to relax and enjoy views across the gardens.

The bungalow offers three generous double bedrooms, all beautifully presented and well proportioned. The principal bedroom benefits from a stylish en suite shower room, while the remaining bedrooms are served by a luxurious main bathroom fitted with both a bath and separate shower with one having fitted wardrobes. An additional utility and WC further adds to the practicality of the layout. Excellent storage is also found throughout the property.

Externally, the landscaped gardens wrap around the bungalow and have been carefully designed to create a variety of attractive outdoor spaces. York stone patios, seating areas, lawned sections and outdoor kitchen combine to create an ideal environment for entertaining and enjoying the peaceful surroundings. A log store sits alongside the outdoor kitchen area, adding further character and practicality to the space. To the front and side, the extensive driveway provides parking for multiple vehicles and leads to the garage, currently utilised as a gym.

- Beautifully renovated three bedroom detached bungalow located within a sought after area of Grange-over-Sands
- Stunning high specification kitchen featuring a central island, range cooker and separate coffee station
- Spacious and beautifully redesigned living area with a wood burning stove and access into the sun room
- Open-plan layout creating an ideal space for modern living and entertaining
- Luxurious bathroom fitted with both a bath and separate shower together with an additional WC
- Professionally landscaped gardens surrounding the property with patios, outdoor kitchen and attractive seating areas
- Extensive driveway parking for multiple vehicles together with a garage currently utilised as a gym
- A superbly finished home offering high quality fixtures, stylish interiors and excellent storage throughout
- Positioned on the edge of Grange-over-Sands within walking distance of local amenities, transport links and the promenade





## SERVICES

Mains electric, mains gas, mains water, mains drainage

## EPC RATING C

COUNCIL TAX BAND currently Band F

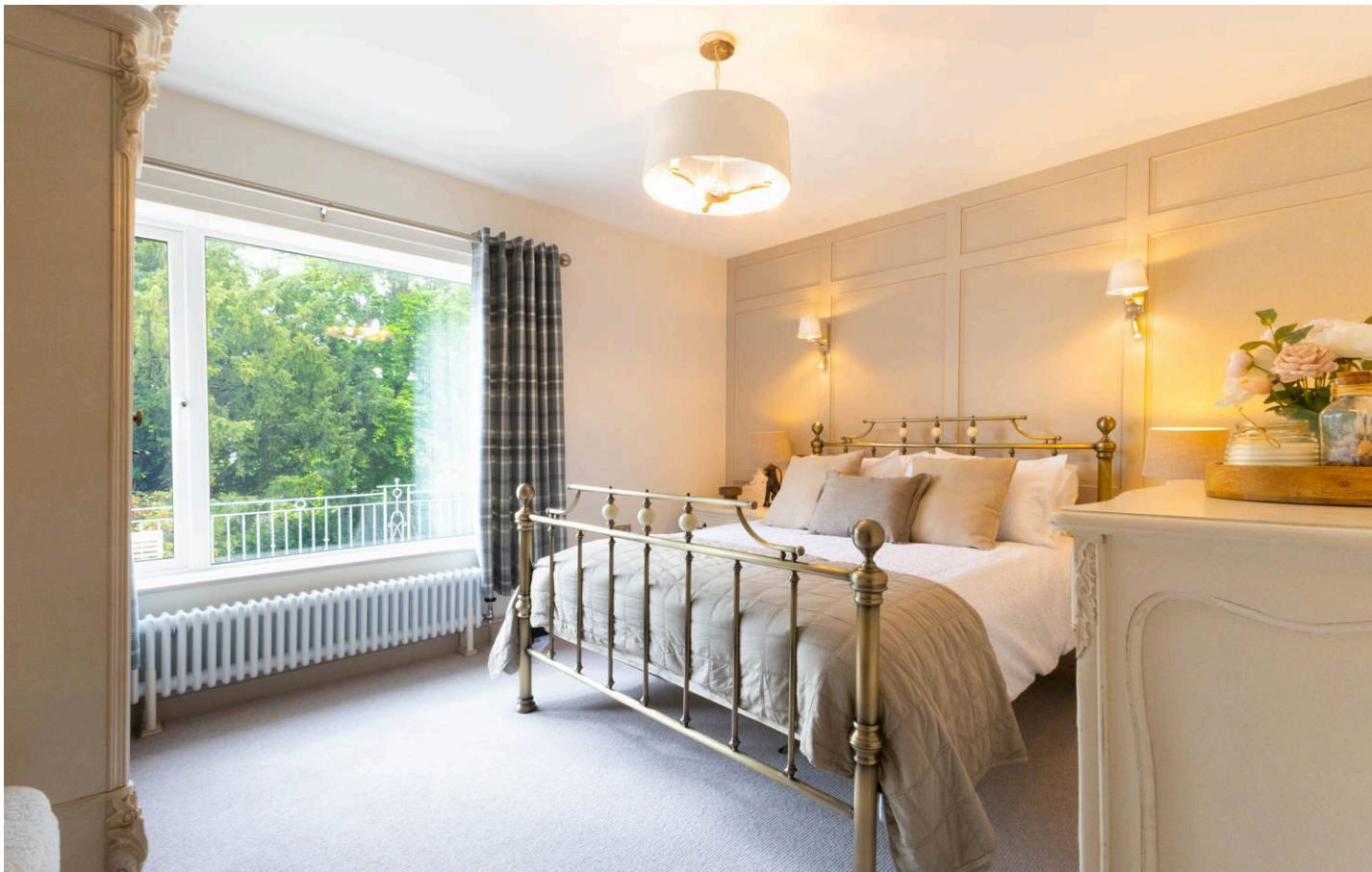
TENURE: FREEHOLD

## IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

WHAT3WORDS:///reseller.cheering.brain





#### PORCH

7' 9" x 7' 1" (2.37m x 2.15m)

#### KITCHEN

39' 1" x 18' 6" (11.92m x 5.63m)

#### LIVING AREA

#### SUN ROOM

8' 6" x 6' 0" (2.60m x 1.84m)

#### HALLWAY

12' 6" x 7' 11" (3.82m x 2.41m)

#### BEDROOM

12' 9" x 11' 2" (3.88m x 3.40m)

#### BEDROOM

11' 1" x 10' 7" (3.39m x 3.23m)

#### BEDROOM

11' 1" x 9' 7" (3.38m x 2.91m)

#### BATHROOM

10' 0" x 7' 4" (3.06m x 2.23m)

#### EN SUITE

10' 8" x 3' 7" (3.26m x 1.09m)

blink.plant.vent

#### W.C.

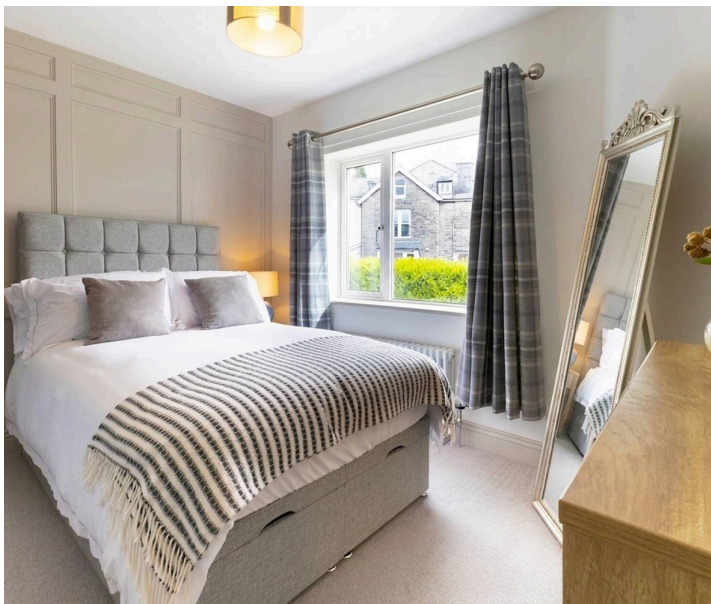
5' 8" x 3' 3" (1.72m x 0.99m)

#### UTILITY ROOM

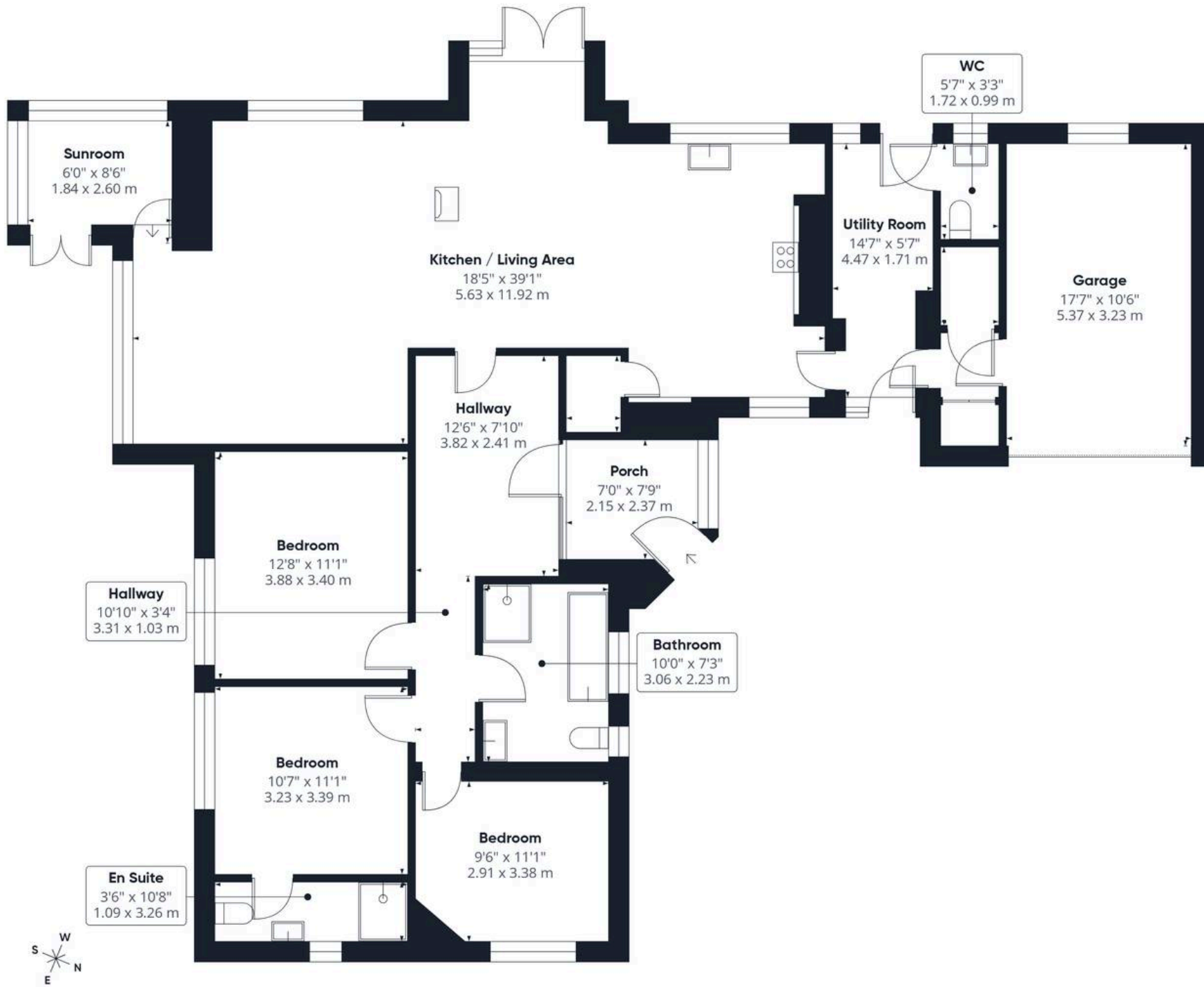
14' 8" x 5' 7" (4.47m x 1.71m)

#### GARAGE

17' 7" x 10' 7" (5.37m x 3.23m)







Approximate total area<sup>(1)</sup>

1675 ft<sup>2</sup>  
155.6 m<sup>2</sup>

(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.

GIRAFFE 360



## THW Estate Agents

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • [grange@thwestestateagents.co.uk](mailto:grange@thwestestateagents.co.uk) • [www.thwestestateagents.co.uk](http://www.thwestestateagents.co.uk)

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.