



52 Kentsford Road, Grange-Over-Sands
£795,000





52 Kentsford Road

Grange-Over-Sands

Occupying an elevated position on the highly regarded Kentsford Road, this beautifully presented detached home enjoys impressive views across the bay together with attractive gardens and spacious accommodation. Having been significantly improved by the current owners, including the addition of an extension and extensive landscaping works, the property offers a wonderful balance of comfort, style and practicality within one of Grange-over-Sands' most desirable residential locations.

The accommodation has been arranged to make the most of the breathtaking outlook, with large picture windows framing the bay views and allowing plenty of natural light to enter. The sitting room provides a comfortable and welcoming space, complete with a wood burning stove and attractive views across the bay. Open plan to the living area, the extended kitchen offers a modern and sociable space suited to both everyday living and entertaining.

The property offers three double bedrooms, including a generous principal bedroom located on the lower ground floor and benefitting from an en-suite shower room. A contemporary family bathroom serves the remaining accommodation, while the layout provides flexibility and privacy across the two levels.

Externally, the property enjoys beautifully maintained gardens with mature trees, patio seating areas and decking, all positioned to take advantage of the setting and views. A sweeping driveway provides ample parking and leads to a single garage with an electric door, while a useful undercroft offers excellent storage and houses the recently installed boiler.



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Grange-Over-Sands

Combining panoramic bay views, beautifully landscaped gardens and impeccably presented accommodation, this exceptional home occupies one of the area's most desirable and picturesque locations. Perfectly positioned to enjoy the very best of coastal living, the property offers a rare blend of tranquillity, convenience and stunning natural surroundings.

Kents Bank railway station is only just a short stroll away, providing direct rail links through to Manchester Airport, the property is also on the local bus route to Cartmel and Kendal, whilst the charming Edwardian town of Grange-over-Sands is within easy walking distance. Here, residents can enjoy an excellent range of amenities including independent shops, cafés, a doctors' surgery and pharmacies. With the coastline on your doorstep and spectacular views stretching across Morecambe Bay, this is a truly outstanding location that is as practical as it is beautiful.

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band E

TENURE: FREEHOLD

- Beautifully presented detached home occupying an elevated position with stunning views across Morecambe Bay
- Stylish extended kitchen seamlessly open plan to the living accommodation
- Bright and welcoming sitting room featuring a wood burning stove and impressive picture windows
- Well balanced layout providing spacious and versatile accommodation across two levels
- Three double bedrooms including a generous principal bedroom with en-suite shower room
- Contemporary family bathroom serving the remaining accommodation
- Attractive landscaped gardens with mature planting, patio seating areas and decking
- Useful undercroft storage area together with a recently installed boiler
- Sought after Kentsford Road location, renowned for its spectacular bay views and desirable setting

DIRECTIONS:

WHAT3WORDS://tanks.ticking.lifestyle

IDENTIFICATION CHECKS

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ENTRY

5' 6" x 5' 3" (1.68m x 1.59m)

LIVING ROOM

17' 11" x 11' 11" (5.46m x 3.64m)

KITCHEN

24' 4" x 8' 0" (7.41m x 2.45m)

BEDROOM

14' 1" x 12' 0" (4.29m x 3.66m)

BEDROOM

14' 1" x 10' 0" (4.30m x 3.04m)

BEDROOM

11' 0" x 9' 6" (3.36m x 2.89m)

BATHROOM

8' 3" x 5' 3" (2.52m x 1.60m)

EN SUITE

11' 3" x 3' 3" (3.44m x 1.00m)

HALLWAY

7' 10" x 2' 9" (2.40m x 0.85m)

UTILITY ROOM

10' 9" x 8' 0" (3.27m x 2.44m)

STORAGE ROOM

25' 6" x 14' 2" (7.76m x 4.33m)

GARAGE

20' 6" x 8' 10" (6.25m x 2.69m)







Ground Floor

Approximate total area⁽¹⁾

1601 ft²

148.8 m²

Reduced headroom

14 ft²

1.3 m²



Floor 1

(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.

GIRAFFE 360





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