

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Flookburgh

£240,000

Sunny Dene, 81 Station Road, Flookburgh, Grange-over-Sands, Cumbria, LA11 7JZ

Sunny Dene is a delightful, neatly presented true bungalow with spacious airy rooms, modern shower room, convenient location, rear garden and potential to extend/develop the loft if necessary (subject to relevant planning consents).

Comprising Hallway, Lounge, large Dining Kitchen, 2 Double Bedrooms, modern Shower Room, Garden and Parking. Viewing highly recommended

### Quick Overview

Detached - 2 Bedrooms  
1 Reception - 1 Shower Room  
Village location  
Potential to convert loft (subject to planning)  
Rear Garden  
Convenient for Railway Station  
Gas central heating and double glazing  
Neatly presented throughout  
Parking  
Superfast Broadband



2



1



1



C



Superfast



Off road  
parking

Property Reference: G2721



Lounge



Dining Kitchen



Kitchen Area



Bedroom 1

**Description** Sunny Dene is a lovely, very neatly presented detached bungalow with possibilities to enlarge if required. Owned, loved and well maintained by the same lady owner for 70 years and in the family for many years before that.

The property is light and sunny with generous, well proportioned rooms and has scope to create additional rooms within the sizeable loft and or due to the size of the garden there is a real possibility to extend at the rear with a sun room perhaps or maybe something larger - both subject to the relevant planning consents.

The attractive grey, uPVC front door opens into the Entrance Vestibule - useful for coats and boots - the original, half glazed external door opens to the Hallway which is wide and welcoming. From the Hallway doors lead to the Lounge which has a large 'bay' window and living flame gas fire. Bedroom 1 is a mirror image of this room on the opposite side with a wall of built in wardrobes/storage cupboards and bay window. The Dining Kitchen is generous with the kitchen having a lovely outlook into the rear garden and a range of older style 'oak' cabinets, peninsula style breakfast bar, stainless steel sink, electric oven, ceramic hob and space for under counter fridge, freezer and washing machine. The kitchen also has an external door with direct access to the patio and rear garden. The Dining area has a wall mounted gas fire, cupboard housing the wall mounted boiler and side window. There is also enough space for a good sized dining table. Bedroom 2 is located to the rear and enjoys a dual aspect. The modern shower room has been recently upgraded and comprises an attractive white suite with double walk-in shower, low flush WC and wash hand basin set into a contemporary vanity unit. Useful high level storage cupboard, uPVC boarding and recessed ceiling spot light. A door opens to expose the steep ladder/stair to the loft. The loft is partially boarded with light.

To the rear is a good sized, sunny patio with attractive arbor and steps down into the garden which is mainly laid to lawn with mature shrubs and border plantings.

**Location:** Cark/Flookburgh - benefitting from the best of both! Directly opposite Cark Railway Station, a short walk to the General Store/Hairdressers and 2 Public Houses and within easy reach of the bustling and popular village of Flookburgh with amenities such as Doctors Surgery, Primary School, Chemist etc! The highly regarded village of Cartmel with several award winning eateries, Cartmel Races, Sticky Toffee Pudding etc is under 5 minutes away by car! The M6 Motorway is approximately 25 minutes drive and it is a similar distance into the inner Lake District National Park and South Lakes attractions.

To reach the property if travelling from Grange over Sands, proceed out of Grange up Grange Fell Road in the direction of Cartmel. As you drop down Higgs Lane at the junction bear left, past the secondary school and follow the road for approx 1 mile and at the 'T' junction keep left. Go over 2 bridges and Sunny Dene is shortly on the right directly opposite Cark Railway Station on the left hand side.

Accommodation (with approximate measurements)

Vestibule

Hallway

Lounge 14' 10" x 13' 1" (4.52m x 3.99m)

Dining Kitchen 16' 9" x 12' 3" max (5.11m x 3.73m max)

Shower Room

Bedroom 1 14' 8" into bay x 13' 2" (4.47m into bay x 4.01m)

Bedroom 2 11' 7" x 11' 0" (3.53m x 3.35m)

Loft

Services Mains electricity, gas and water. Private drainage. Gas central heating to radiators.

Tenure: Freehold. Vacant possession upon completion. No upper chain.

\*Checked on <https://checker.ofcom.org.uk/> 18.11.22 not verify

Council Tax: Band D. South Lakeland District Council.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

What3words <https://what3words.com/tint.indicates.tester>

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

Residential Lettings: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £750-800 per calendar month. For further information and our terms and conditions please contact our Grange 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



Shower Room



Patio Area

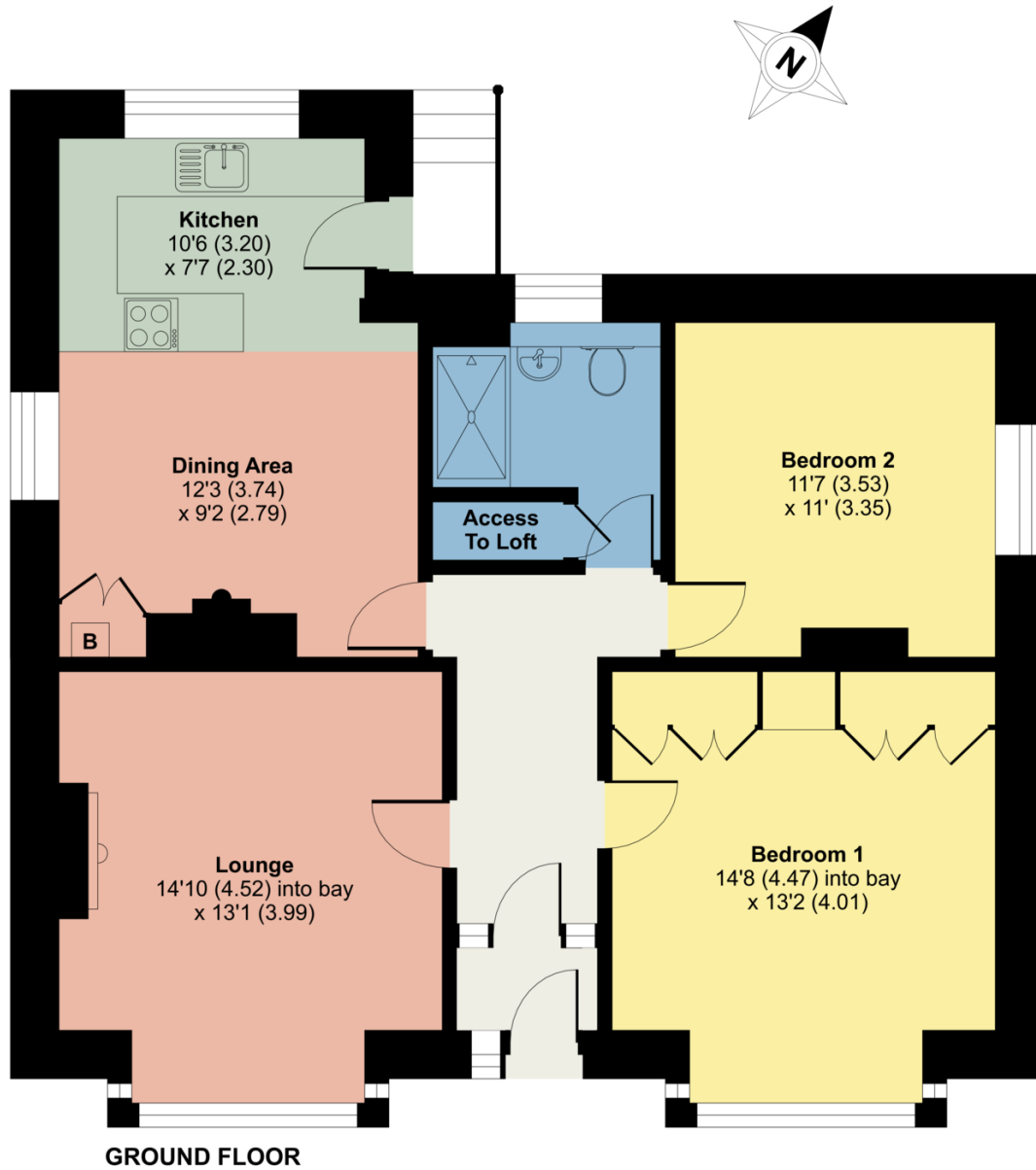


Garden

# Station Road, Flookburgh, Grange-Over-Sands, LA11

Approximate Area = 889 sq ft / 82.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 927724

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