



Grange-over-Sands

£330,000

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

A beautifully maintained 3 Bedroom Semi-Detached Family Home, thoughtfully updated in recent years to combine modern comfort with traditional character. Original features such as panel doors and picture rails sit alongside stylish contemporary fittings, creating a home full of warmth and charm.

Occupying an elevated position on the edge of Grange and Lindale, the property enjoys wonderful countryside views towards Morecambe Bay. The accommodation is tastefully decorated throughout, offering a relaxed and welcoming atmosphere. Outside, there are tiered front and rear gardens, parking for 3-4 cars and useful undercroft.

Early viewing is highly recommended.



3



1



2



Superfast
Broadband



Parking for 3-4
cars

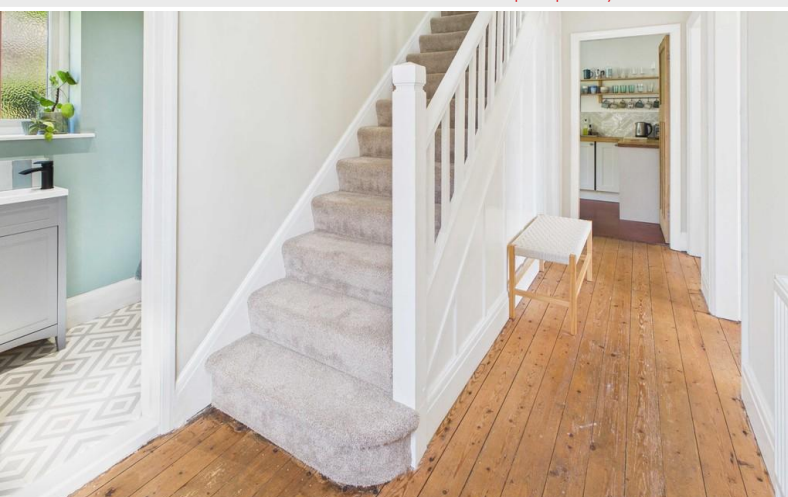
Quick Overview

- Far reaching country views
- 3 Bedroom Semi Detached House
- 2 Reception Rooms
- Beautifully presented
- Parking for 3-4 cars
- Beautifully tiered Gardens
- Convenient location
- Useful Undercroft
- Gas central heating
- Superfast Broadband

Property Reference: G3182



Views from the front of the property



Entrance Hall



Dining Room



Kitchen

Steps lead up to the Side Entrance Porch with half glazed and leaded door with side window into the Entrance Hall with original polished floorboards, stairs to first floor and Cloakroom. The Cloakroom has a 2 piece white suite with low flush WC and modern rectangular small vanity wash hand basin. Space for coats and muddy boots! The Lounge is light and bright with large double glazed bay window with double glazed leaded and stained glass single glazed glass top-lights over, providing fabulous countryside views, original polished floorboards and recessed wood-burning stove on a slate hearth with beech mantle over. The Dining Room is light and bright with ample space for dining furniture, original polished floorboards and superb views over open fields. The Kitchen has a lovely rear aspect in to the rear tiered Garden with a lovely range of Burford Grey base cabinets with beech worktops and inset sink unit. Built in electric oven, 5 ring gas hob and extractor fan over. Integrated fridge, walk-in pantry with fitted shelves and rear entrance door. Utility cupboard with plumbing for washing machine and space for freezer or tumble drier over.

From the Entrance Hall the stairs lead to the First Floor with side window. The Landing has loft access with pull down ladder and good loft storage. Bedroom 1 is a lovely sunny double room with polished original floorboards, Bedroom 2 is also a good sized double room with fabulous views and Bedroom 3 has a rear aspect and is a good sized single room with recessed wardrobe space. The Bathroom has a 4 piece white suite with panelled bath, shower enclosure, pedestal wash hand basin and low flush WC. Complementary part tiled walls and vinyl flooring. Ladder style radiator and extractor fan.

Outside the tiered front garden has small lawned areas and well stocked flower borders with some limestone edging. Lovely small lawned area ideal for a bistro table and chairs to sit and enjoy the panoramic country views. The rear Garden is also tiered with feature stonework and meandering paved pathways leading to the top Garden with Patio Areas, small lawned area, gravelled area, garden store and greenhouse, Gated access leads to the rear lane with Parking for 1 car. To the front of the property there is ample Parking for 2-3 cars.

Location Lyndene Drive is a popular residential location which combines the convenience of a short drive to the village of Lindale, into 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.



Lounge



Dining Room



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

To reach the property from Grange take the B5277 (past the railway station) towards Lindale. Go past the golf course on the right hand side and Lyndene Drive is located on the left hand side. Stonelands is the last pair of semis with parking directly in front of the property.

What3words:

<https://what3words.com/staging.branded.described>

Accommodation (with approximate measurements)

Side Entrance Porch

Entrance Hall

Cloakroom 8' 1" x 3' 4" (2.48m x 1.03m)

Lounge 14' 5" into bay x 10' 2" (4.41m into bay x 3.11m)

Dining Room 13' 5" x 11' 11" (4.09m x 3.65m)

Kitchen 10' 6" x 7' 11" (3.22m x 2.42m)

Pantry

First Floor

Bedroom 1 13' 5" x 10' 11" (4.09m x 3.35m)

Bedroom 2 13' 4" x 11' 11" (4.08m x 3.65m)

Bedroom 3 10' 7" x 7' 6" (3.25m x 2.30m)

Bathroom 10' 4" x 7' 8" (3.16m x 2.35m)

Utility Room

Undercroft 15' 1" x 10' 4" (4.62m x 3.16m) plus 13' 7" x 11' 8" (4.15m x 3.58m) limited head height

Services: Mains water, electricity, gas and drainage. Gas central heating to radiators. Wood-burning stove.

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.

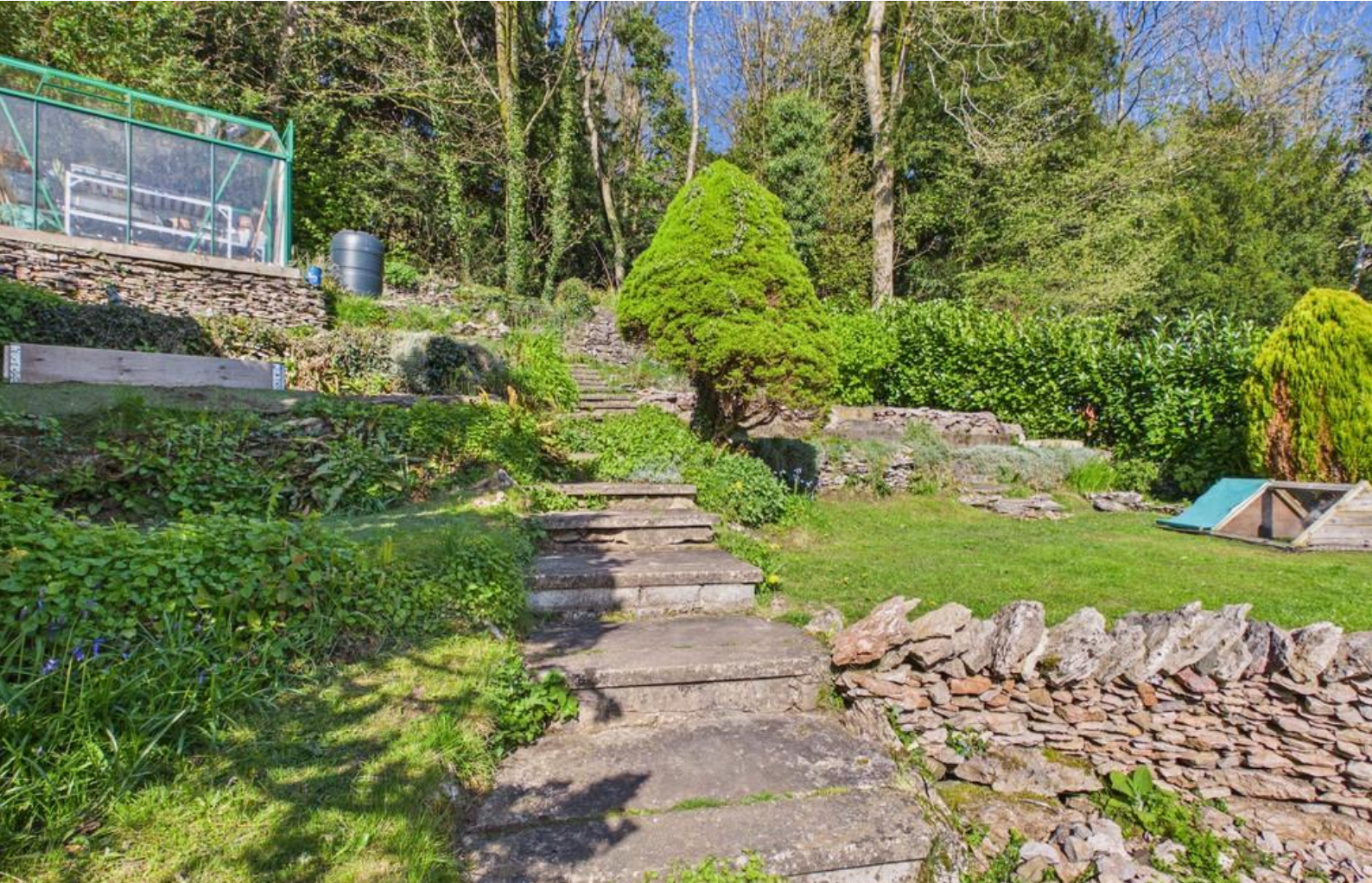
Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £1000 – £1100 per calendar month. For further information and our terms and conditions please contact the Office.



Bedroom 1



View from Bedroom 1



Rear Garden



Patio Area



Rear Aspect

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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).

Viewing Notes:

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**

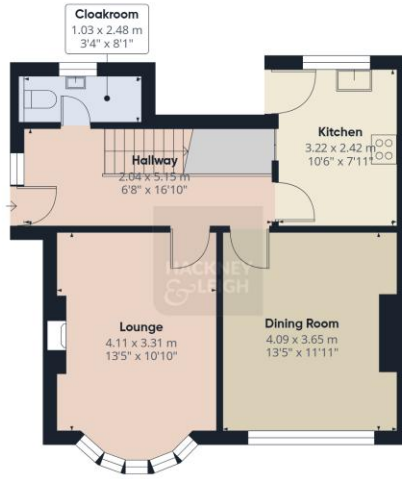


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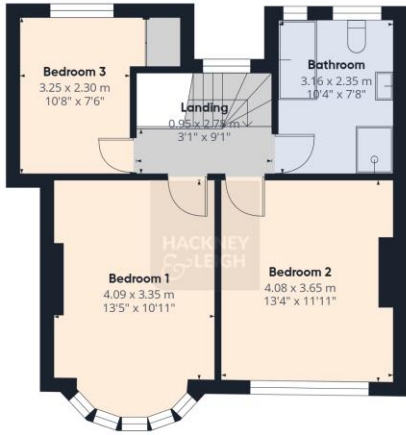


Floor -1



Floor 0

Approximate total area⁽¹⁾
127.7 m²
1375 ft²



Floor 1

(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.

GIRAFFE360

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