



Flookburgh

£280,000

61 Allithwaite Road, Flookburgh, Grange-over-Sands,
Cumbria, LA11 7JR

Located in the picturesque village of Flookburgh, this delightful 2 Bedroom Detached Bungalow offers a perfect blend of comfort and convenience. Situated on a generous plot, this property boasts spacious lateral living, making it an ideal home for those seeking a tranquil lifestyle with modern amenities.

As you approach the Bungalow, you'll be greeted by a well-maintained front Garden and ample Parking space, including a Single Garage that provides both practicality and security. The outside compliments the inviting interior and viewing is a must. No Upper Chain.

Quick Overview

- Detached Bungalow
- 2 Bedrooms
- 2 Receptions Rooms
- Gas central heating
- Popular residential area
- Wraparound Gardens
- Garage and Parking
- No Upper Chain
- Ultrafast Broadband



2



1



2



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Ultrafast
Broadband



Garage and
Parking

Property Reference: G3128



Sitting Room



Kitchen



Dining Room



Bedroom 1

The uPVC glazed entrance door with side window leads in to the Entrance Vestibule with glazed door and side windows to the Entrance Hall. Loft hatch with pull down ladder being part boarded. The Sitting Room a light and bright dual aspect room with original fireplace and open fire. The Kitchen/Breakfast Room, has a range of light wood effect wall and base cabinets with complimentary worktop and 1½ bowl sink unit. Freestanding Zanussi cooker with cooker hood over and space for fridge, freezer and washing machine. Ample space for breakfast table, door to Pantry with fitted shelves and door to Rear Hall with access to Boiler/Store cupboard with wall mounted Worcester gas central heating 'combi' boiler and fitted shelves. Door to Conservatory style Side Porch with uPVC double glazed windows and door. Dining room with pleasant side aspect into Garden. Bedroom 2 with pleasant dual aspect into front and side Garden, loft hatch and electric meter cupboard. Bedroom 1 is a spacious double room with pleasant aspect into the front Garden. Shower Room having a 3 piece white suite, comprising shower enclosure with sliding door and Mira shower over, vanity unit with wash hand basin and WC with concealed cistern. Electric wall heater, part tiled wall, cork floor and airing cupboard with radiator and shelves.

Outside there is a Garage with up and over door, side window, power and light in addition to this there is Parking for 2 cars. The Gardens wrap around the property and comprise lawned areas, well stocked flower borders, paved pathways, Patio area, outside tap, Greenhouse and timber Garden Store.

The property also benefits from plastic fascia's and gutters. Carpets and Curtains are included in the sale.

Location Located on the outskirts of the popular and friendly village of Flookburgh which boasts amenities such as Doctors Surgery, Post Office, Public House, Convenience Store, Chemist, Fish and Chips shop etc with Railway Station and super Garden Centre just a little further along in the village of Cark.

The highly regarded village of Cartmel is a 5 minute drive and the picturesque Edwardian town of Grange over Sands is some 10 minutes away which has a wider range of amenities.

To reach the property from our office proceed out of Grange in the direction of Flookburgh. Go through Allithwaite and upon entering Flookburgh, take the second right into Allithwaite Road. No. 61 is shortly on the left hand side before the bridge.

What3words:
<https://what3words.com/wriggled.divorcing.topic>

Accommodation (with approximate measurements)

Entrance Vestibule

Entrance Hall

Sitting Room 13' 11" x 11' 11" (4.24m x 3.63m)

Kitchen/Breakfast Room 12' 0" x 10' 10" (3.66m x 3.3m)

Rear Hall

Boiler/Store Room

Conservatory style Side Porch

Dining Room 10' 11" x 10' 11" (3.33m x 3.33m)

Bedroom 1 13' 0" x 12' 0" (3.96m x 3.66m)

Bedroom 2 16' 11" x 8' 6" (5.16m x 2.59m)

Shower Room

Garage 16' 2" x 7' 0" min (4.93m x 2.13m min)

Greenhouse 10' 4" x 8' 2" (3.16m x 2.50m)

Timber Garden Store 6' 11" x 4' 7" (2.11m x 1.41m)

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

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Westmorland and Furness Council.

Viewings: Strictly by appointment with Hackney & Leigh.

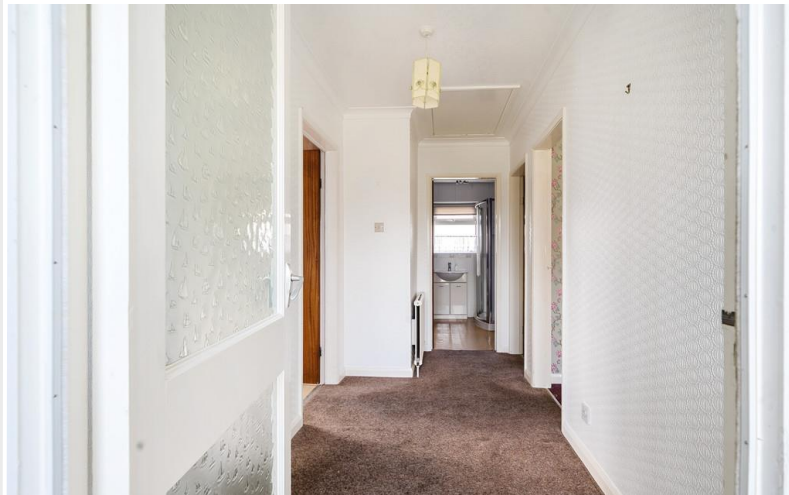
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve between £775 – £800 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 £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).



Bedroom 2



Entrance Hall



Shower Room



Side Garden

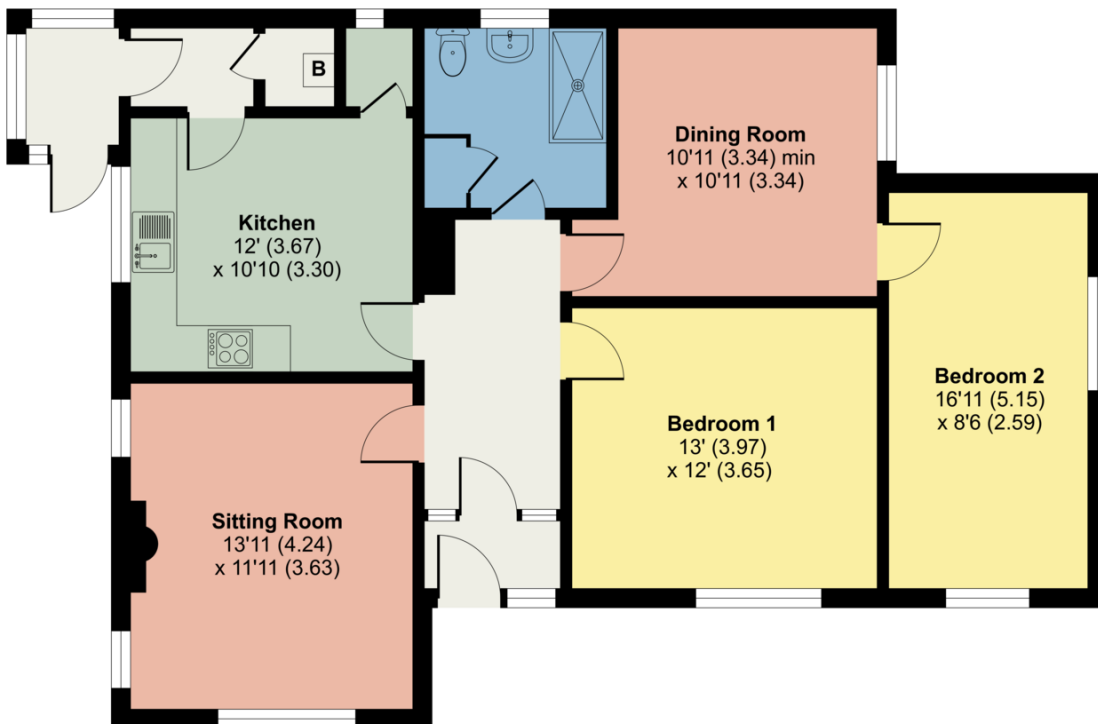
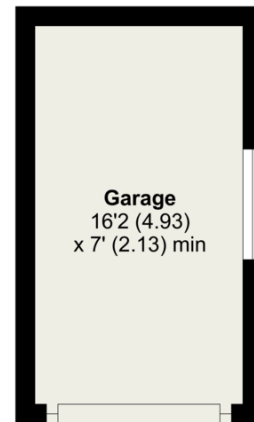
Allithwaite Road, Flookburgh, Grange-Over-Sands, LA11

Approximate Area = 998 sq ft / 92.7 sq m

Garage = 144 sq ft / 13.3 sq m

Total = 1142 sq ft / 106 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1332202

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