

# Dawstone Flookburgh Road, Allithwaite

£325,000

Your Local Estate Agents ThomsonHaytonWinkley



# Dawstone Flookburgh Road

## Allithwaite, Grange-Over-Sands

This substantial three-bedroom semi-detached family home is situated in the heart of the picturesque village of Allithwaite, offering easy access to local amenities and the surrounding countryside.

The property is thoughtfully arranged over two floors and features two reception rooms, including a sitting room with a charming period fireplace and a separate dining room with a cosy log burner, perfect for family gatherings and entertaining guests. The fitted kitchen provides ample storage and workspace, making it ideal for those who enjoy cooking and baking. Double glazing and gas central heating ensure comfort throughout the year.

Upstairs, there are three well-proportioned bedrooms, each offering beautiful views of the surrounding area, and a four-piece suite bathroom completes the accommodation.

Outside, the home is complemented by landscaped gardens to both the front and rear. The front garden is mainly laid to lawn with established shrubs and trees, enhancing the property's kerb appeal. The rear garden is a particular highlight, offering a generous lawn area bordered by mature trees and hedges that provide a high degree of privacy. A paved patio area is perfectly positioned to enjoy the outlook over the garden, making it an ideal space for outdoor dining or relaxing during the warmer months. The ample driveway to the front of the property comfortably accommodates up to three vehicles, ensuring parking is never an issue. This delightful garden space offers both practicality and a peaceful retreat, making it an excellent choice for families and those who appreciate outdoor living.

The property is being sold with no ongoing chain.

- A substantial semi-detached family home
- Sold with NO ONGOING CHAIN
- Two reception rooms with a sitting room with a period fireplace and dining room with a log burner
- Easy access to local amenities
- Fitted kitchen with ample storage and workspace
- Double glazing and gas central heating
- Three bedrooms with beautiful views
- Gardens to both the front and rear
- Four piece suite bathroom
- Ample driveway parking to the front

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D









**ENTRY**
13′ 4″ x 6′ 9″ (4.07m x 2.05m)

**SITTING ROOM**
12′ 0″ x 11′ 8″ (3.67m x 3.56m)

**DINING ROOM**
12′ 2″ x 11′ 11″ (3.71m x 3.62m)

**KITCHEN**
17′ 5″ x 8′ 6″ (5.31m x 2.59m)

**LANDING**
8′ 0″ x 3′ 3″ (2.43m x 1.00m)

**BEDROOM**
13′ 10″ x 11′ 3″ (4.21m x 3.43m)

**BEDROOM**
11′ 10″ x 11′ 8″ (3.61m x 3.56m)

**BEDROOM**
7′ 0″ x 6′ 7″ (2.14m x 2.00m)

**BATHROOM**
8′ 5″ x 8′ 2″ (2.57m x 2.48m)

**SERVICES**

Mains electric, mains gas, mains water, mains drainage

**EPC RATING D**

**COUNCIL TAX BAND: C**

**TENURE:FREEHOLD**

**IDENTIFICATION CHECKS**

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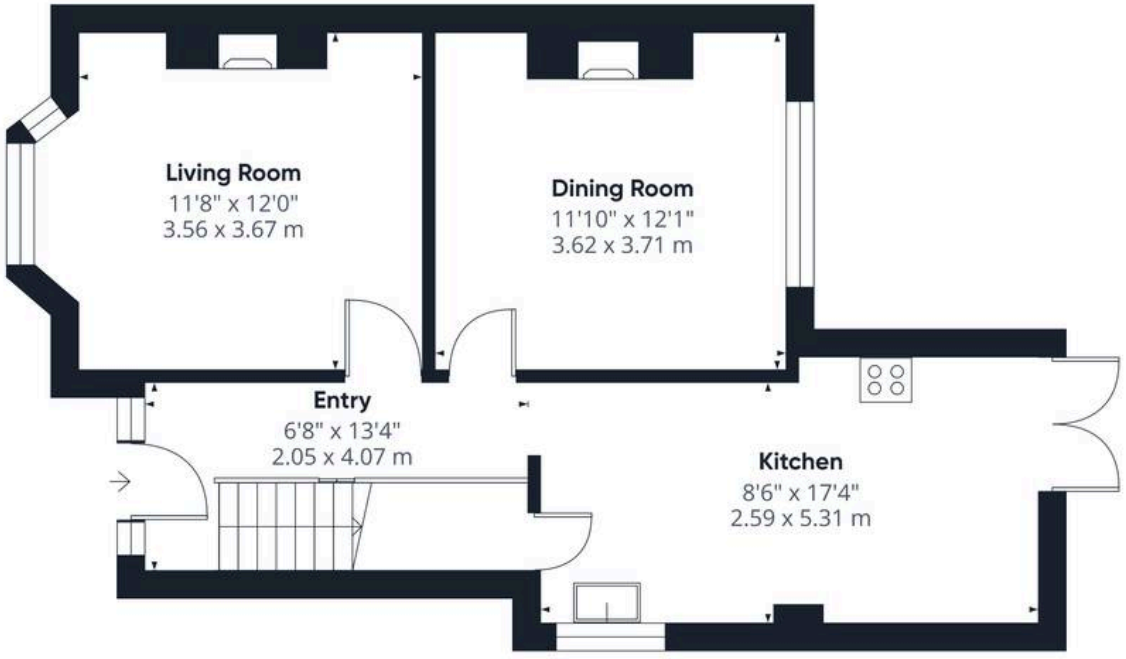









BEACH




Ground Floor




Floor 1




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**Approximate total area**(1)

964 ft²

89.7 m²

(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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