



**POOLE
TOWNSEND**

2 The Orchard, Lindale, Grange over Sands

£190,000

2 1 1



Centrally located within the popular village of Lindale, and enjoying pleasant views over open fields and farmland, this delightful mid-terraced property offers bright and airy accommodation throughout and is available with no onward chain. The ground floor comprises a generous lounge with a glazed door opening onto the enclosed rear garden, along with a well-proportioned kitchen/diner. To the first floor are two bedrooms and a bathroom. Externally, the property benefits from both front and rear gardens, in addition to a detached garage and off-road parking. This appealing home is ideally suited to first-time buyers, couples, or rental investors.

Directions

For Satnav users enter: LA11 6PD

For what3words app users enter: starred.raced.represent

Location

The Orchard is a small courtyard development of mews houses and apartments, ideally situated in the heart of Lindale. The property enjoys a convenient position within walking distance of a local primary school, a public house, and a selection of picturesque countryside walks. The nearby town of Grange-over-Sands offers a wider range of amenities, while the A590 provides excellent transport links to the South Lakes Peninsula and the Lake District National Park.

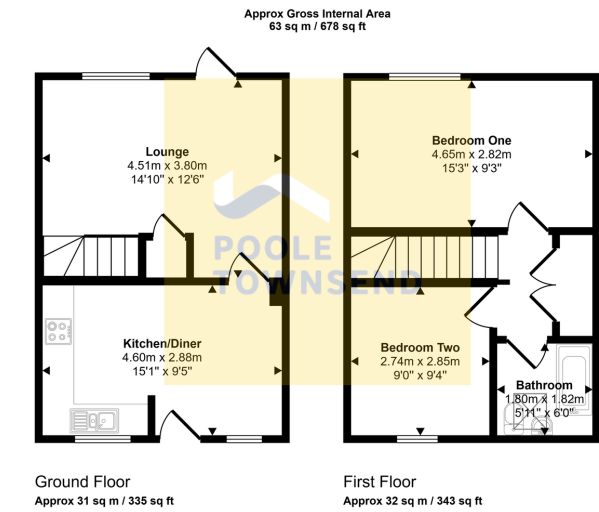
Description

This delightful mid-terraced property is approached via an open lawned front garden, complemented by established planted borders and a paved pathway leading to the front door.

Upon entering, you are welcomed into a spacious kitchen/diner, offering ample room for both cooking and dining. The kitchen is fitted with a range of storage cupboards and a two-sided worktop incorporating a stainless steel sink with mixer tap and a four-ring gas hob. Integrated appliances include an electric oven/grill and fridge.

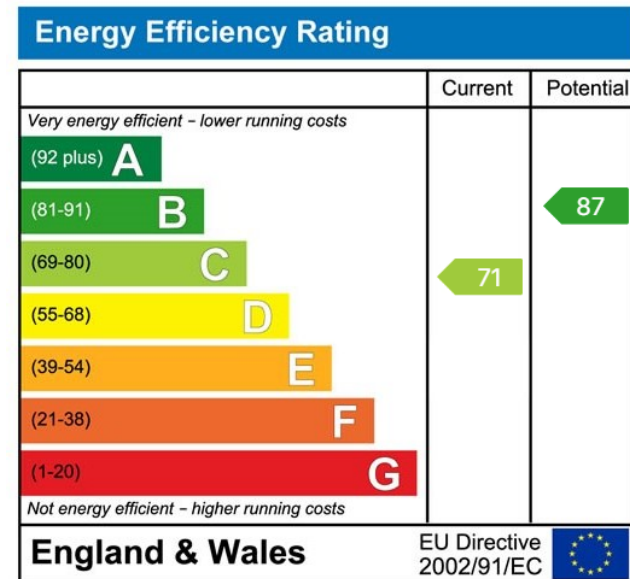
The kitchen/diner flows seamlessly into the open-plan living area





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Centrally located in the popular village of Lindale
- Bright and airy accommodation throughout
- Well-proportioned kitchen/diner
- Front and rear gardens
- Leasehold Council Tax Band C
- Pleasant views over open fields and farmland
- Generous lounge with glazed door to rear garden
- Two bedrooms and a bathroom on the first floor
- Detached garage with off-road parking
- NO UPPER CHAIN



Visit us at
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We are open
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