



The Nook The Orchard Cart Lane, Grange-Over-Sands – LA11 7AE

Grange-Over-Sands

£294,000

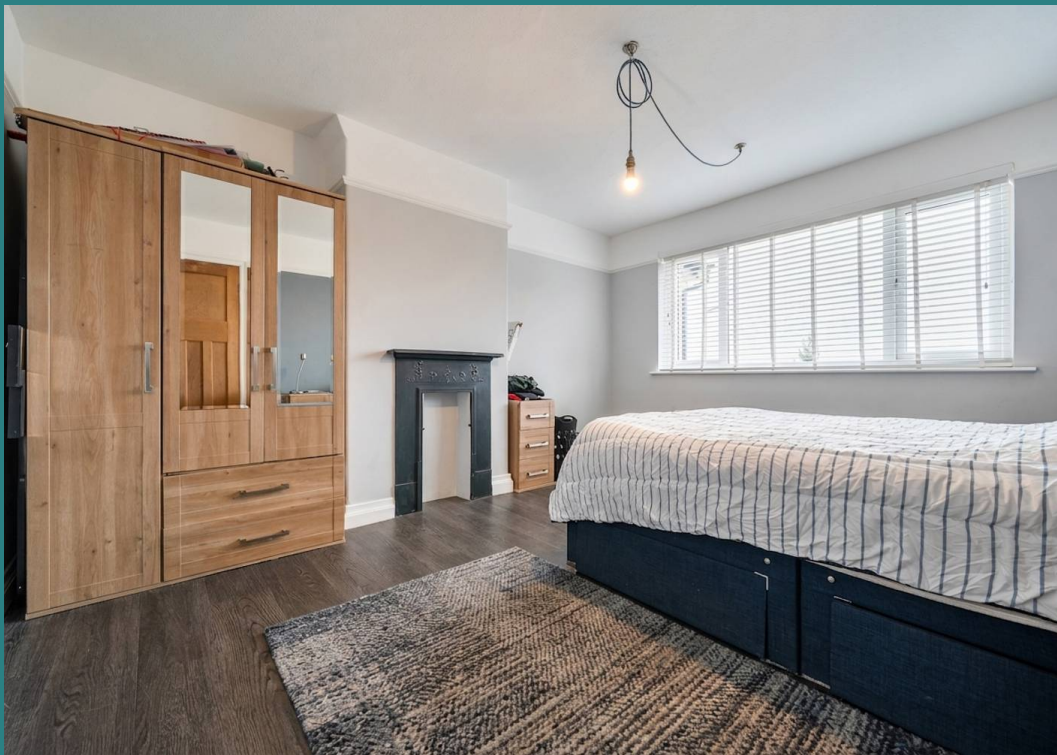
The Nook The Orchard Cart Lane

Grange-Over-Sands

This beautifully presented three-bedroom semi-detached house offers an inviting blend of charm and style, thoughtfully arranged to suit family living and entertaining. The light-filled reception room features elegant wood flooring and a charming period fireplace, creating a cosy atmosphere ideal for relaxation. The modern kitchen boasts sleek cabinetry and integrated appliances, complemented by a bright and airy layout. French doors from the kitchen provide seamless access to the garden, enhancing indoor-outdoor living. Upstairs are three bedrooms which are generously proportioned and a contemporary bathroom.

The exterior of the property is equally impressive, offering a variety of well-designed outdoor spaces to suit every need. A beautifully landscaped garden with lush lawn, mature hedges and a patio area provides a tranquil retreat, perfect for alfresco dining or entertaining guests. The low maintenance garden areas feature gravel and planters, ideal for those seeking easy upkeep without compromising on style. The spacious patio is ideal for outdoor seating, bordered by a rustic stone wall for added privacy. The property benefits from off-road parking and a neatly maintained front garden, ensuring both convenience and kerb appeal. Additional highlights include stunning scenic and coastal views. Child-friendly spaces within the home, ample natural light throughout, and modern appliances further enhance the property's appeal, making it an exceptional choice for those seeking a stylish, comfortable and practical home in a peaceful setting.





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Porch

6' 4" x 3' 3" (1.94m x 0.99m)

Kitchen / Dining Room

18' 8" x 11' 2" (5.69m x 3.41m)

Living Room

13' 11" x 12' 0" (4.24m x 3.65m)

Bedroom 1

13' 11" x 12' 0" (4.25m x 3.67m)

Bedroom 2

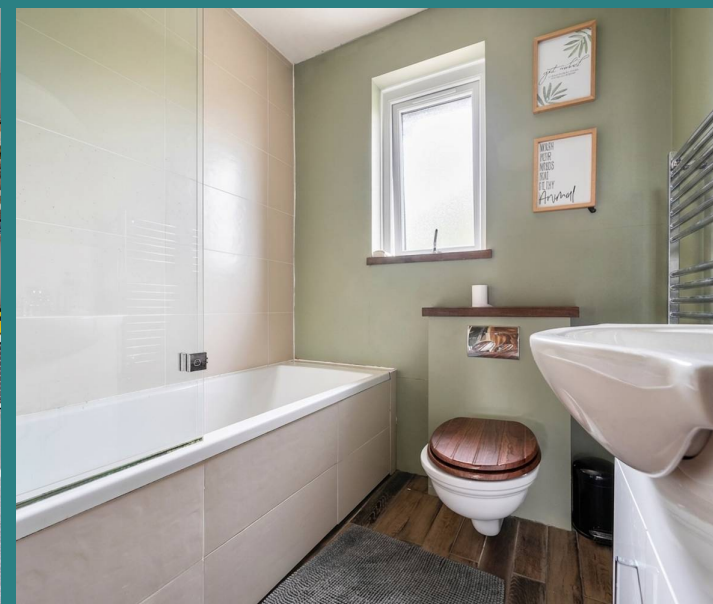
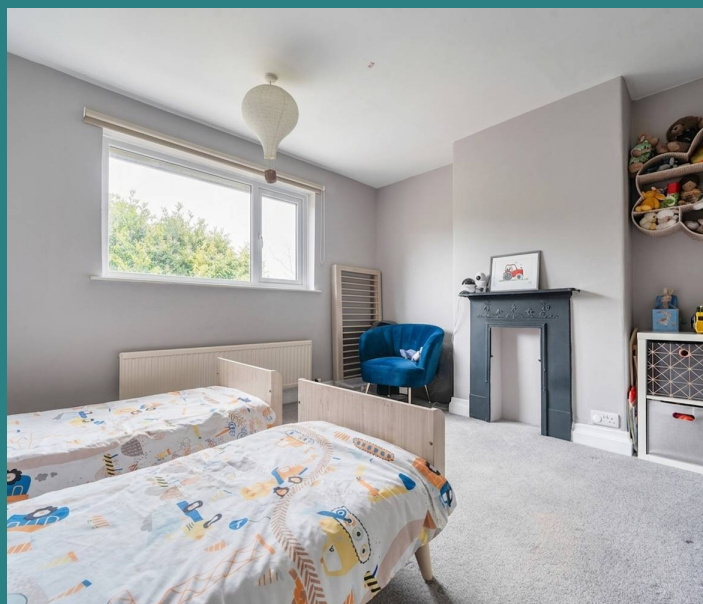
11' 11" x 11' 2" (3.63m x 3.41m)

Bedroom 3

9' 0" x 6' 2" (2.74m x 1.88m)

Bathroom

7' 11" x 6' 0" (2.42m x 1.84m)



REAR GARDEN

Low maintenance garden areas feature gravel and planters, ideal for those seeking easy upkeep without compromising on style. The spacious patio is ideal for outdoor seating, bordered by a rustic stone wall for added privacy.

FRONT GARDEN

Off-road parking and a neatly maintained front garden, ensuring both convenience and kerb appeal.

Driveway

2 Parking Spaces

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

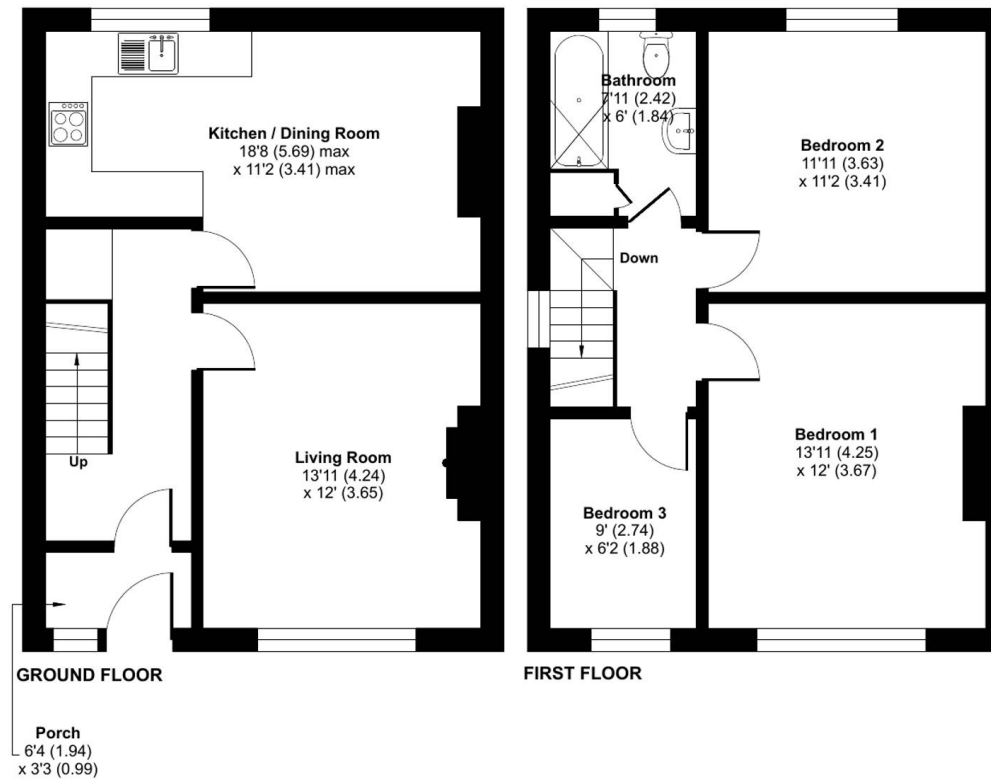
EPC Environmental Impact Rating: E



The Orchard, Cart Lane, Grange-Over-Sands, LA11

Approximate Area = 956 sq ft / 88.8 sq m

For identification only - Not to scale





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