



Lindale

£230,000

13 Lingarth, Lindale, Grange-over-Sands, Cumbria, LA11 6LA

This South-East facing Mid Terraced, 3 Double Bedroom property is an excellent opportunity for those looking for good-sized home with attractive Gardens to the front and rear and some views over Lindale towards Morecambe Bay from the First Floor. Comprising Entrance Hall, Living Room, Kitchen Diner, Utility Room, 3 Bedrooms and Bathroom. Attractive Garden, Patio, Outside Workshop/Store and on road Parking.

Located in this popular village within the LDNPA this property is subject to a local occupancy restriction. An excellent starter home for the first time buyer or for those looking to downsize. Early viewing recommended.

Quick Overview

- Located in the LDNP
- Local Occupancy Clause
- 3 Double Bedrooms
- Mid Terraced property
- Attractive Gardens
- On road Parking
- Outside Workshop/Store
- Gas central heating
- Good connections to the A590
- Superfast Broadband



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Superfast
Broadband



On Road
Parking

Property Reference: G3229



Living Room



Kitchen Area



Dining Area



Bedroom 1

Descriptions The shared pathway leads to the Covered Entrance with door access in to the Entrance Hall with recessed coat and boot storage, stairs to First Floor and access to the Kitchen Diner and Living Room. The Living Room is a sunny room with feature stone fireplace and TV/Video plinth with mahogany mantle and gas point. A square arch leads in to the Kitchen Diner where there are a range of cream base cabinets with complementary worktops, inset sink and splash-back tiling. Space for electric cooker and fridge and plumbing for dishwasher. 2 recessed storage cupboards/pantry and half glazed door to the Utility Room. A useful space with single drainer stainless steel sink with base unit under and worktop to side, with space under for freezer, tumble drier and plumbing for washing machine. Rear entrance door.

From the Entrance Hall the stairs lead to the First Floor Landing with loft hatch. The Bedrooms are all double rooms, Bedroom 1 is to the rear with a recessed wardrobe and lovely aspect in to the Garden and Bedrooms 2 and 3 are to the front, both with a pleasant outlook with Morecambe Bay in the distance. The Bathroom has a 3 piece white suite comprising corner bath with shower over and shower screen, pedestal wash hand basin and low flush WC. Recessed cupboard housing the gas central heating boiler.

Outside there is a useful Workshop/Store as well as an attractive gravelled and paved Patio Area with several steps leading up to the enclosed Garden with a variety of mature hedges and shrubs including an apple tree and central lawn. Outside tap. To the front of the property there is a small lawned Garden area with leylandii hedging and shrubs.

Location Lindale is a popular village just on the edge of the Lake District National Park and close to the main A590, approximately 15 minutes from Junction 36 of the M6 Motorway and a similar distance from the base of Lake Windermere with all the attractions of the South Lakes peninsula.

To reach the property from Grange over Sands turn left at the mini roundabout before the Station into Windermere Road. Follow Windermere Road into Lindale. Take the first left and No.13 is immediately on the right hand side.

What3words:
<https://what3words.com/fruity.cured.seeing.meaning>

Accommodation (with approximate measurements)

Covered Entrance

Entrance Hall

Living Room 14' 2" x 11' 4" (4.34m x 3.46m)

Dining Kitchen 19' 1" x 9' 7" (5.83m x 2.94m)

Utility Room 8' 0" x 6' 2" (2.46m x 1.88m)

First Floor

Bedroom 1 13' 10" x 9' 8" max (4.24m x 2.96m max)

Bedroom 2 11' 4" x 9' 5" (3.46m x 2.89m)

Bedroom 3 13' 3" x 7' 11" (4.04m x 2.43m)

Bathroom 6' 11" x 5' 6" (2.13m x 1.70m)

Workshop/Store 8' 0" x 6' 2" (2.46m x 1.88m)

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

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Band B. Westmorland and Furness Council.

Local Occupancy Restriction: There is a Local Occupancy Restriction on this property - Any prospective purchasers would need to be able to provide evidence of 'living or working within the County of Cumbria' for 3 years prior to purchase.

Note: No.13 has a right of pedestrian access along the shared pathway to the front of the property and to the rear shared use of the ginnel.

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 £ - £ 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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Bedroom 2



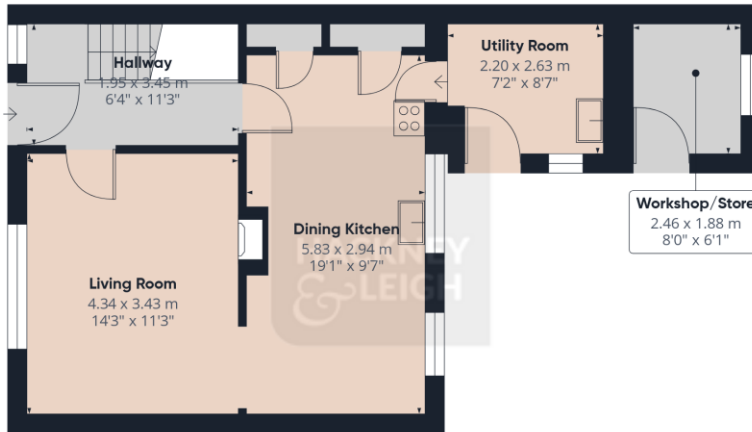
Bedroom 3



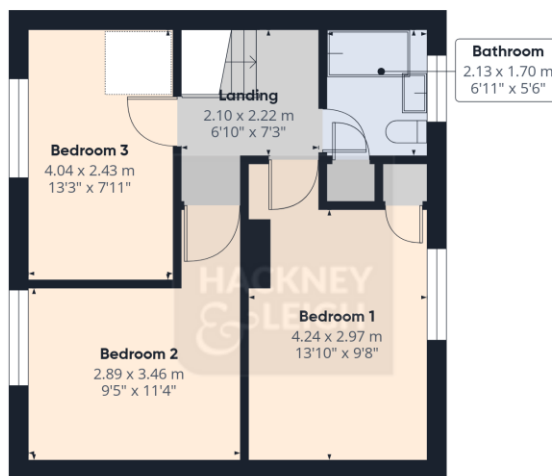
Front Garden



Rear Aspect and Garden



Floor 0



Floor 1



Approximate total area^m

91.8 m²
988 ft²

(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.

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