



ARNOLD  
GREENWOOD

**2 Lingarth, Lindale – LA11 6LA**

Grange-Over-Sands

**£200,000**

## 2 Lingarth

Lindale, Grange-Over-Sands

Nestled in a serene setting, this charming 2-bedroom semi-detached bungalow presents a tranquil retreat with its elevated position that offers breathtaking views of the National Park. Embracing nature's beauty, the property features gardens to both the front and rear, adorned with a variety of attractive planting that complements the open vistas. Please note a local occupancy clause applies to this property, subject to current conditions, the council has agreed to ease the current Cumbria based local occupancy clause. Its prime location places it conveniently within a mere five-minute drive from the bustling town of Grange Over Sands. Boasting a generously spaced master bedroom and a well-sized single bedroom, this bungalow provides ample living space for residents. Its open plan kitchen dining area comes with the flexibility to fit one's own appliances and offers easy access to the outdoors. A modern fitted wet room and disability-friendly features enhance the comfort and accessibility of this home, while street parking to the front ensures convenience for residents and guests alike.

Whether you seek a peaceful escape or a welcoming home to call your own, this bungalow with its delightful outdoor spaces is sure to captivate those in search of a harmonious blend of comfort and natural beauty.





### **Living Room**

11' 4" x 14' 7" (3.45m x 4.45m)

Generously spaced living room offering far reaching views across National Park Farmland. Benefitting from neutral decor, beige twist and weave carpets with a central focal fireplace.

### **Kitchen / Diner**

13' 8" x 10' 5" (4.17m x 3.18m)

Open plan space with space for a dining table. Fitted units with space for appliances. Neutral decor, vinyl flooring and pendant lighting. Garden access.





**Bedroom One**

11' 6" x 9' 3" (3.51m x 2.82m)

Generously spaced double room, offering neutral walls, carpets and a private yet pleasant garden outlook.

**Bedroom Two**

9' 10" x 6' 11" (3.00m x 2.11m)

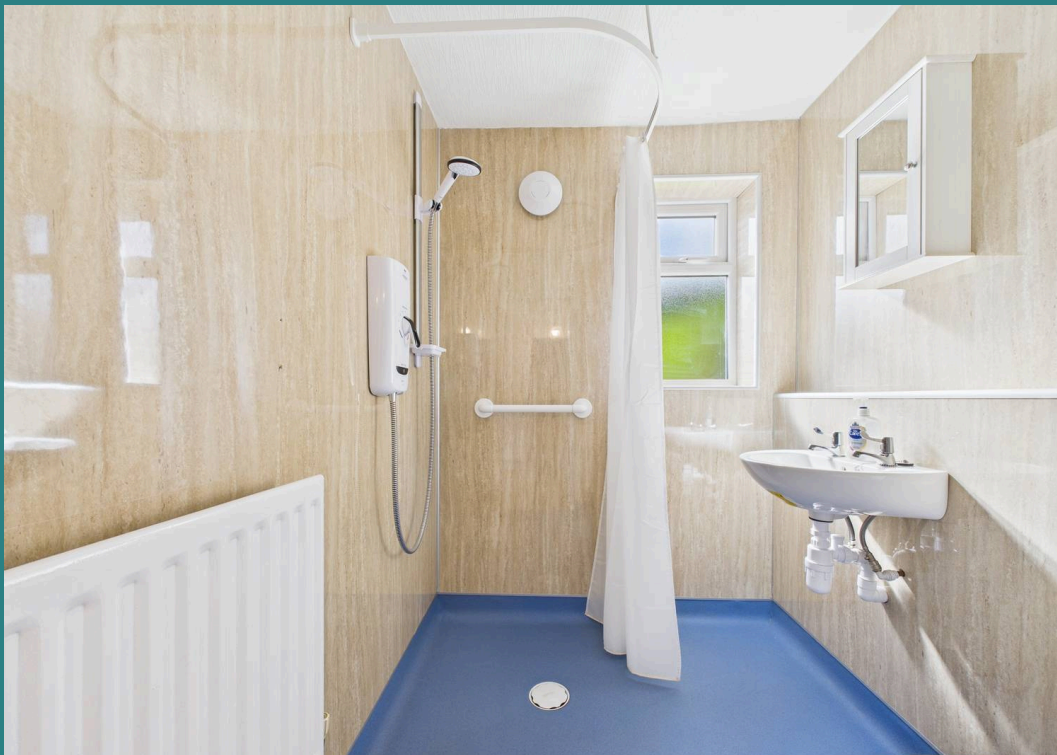
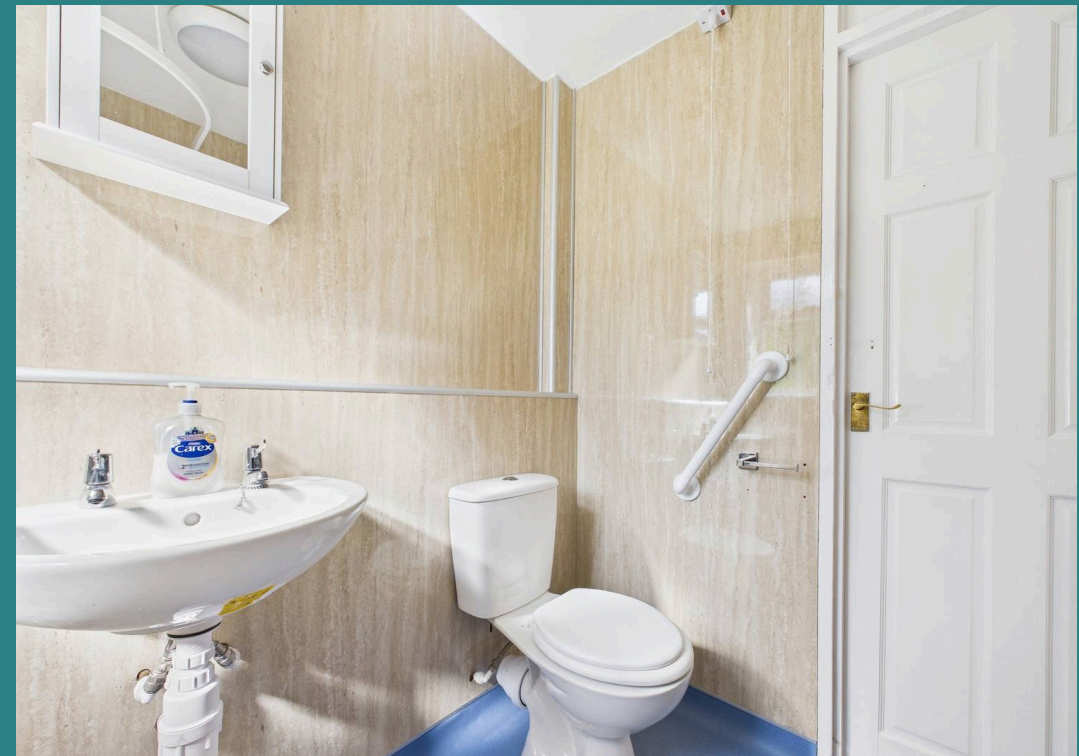
Single in size with neutral walls and carpets. Featuring far reaching open views.

**Wet Room**

6' 3" x 5' 2" (1.91m x 1.57m)

Modern and newly fitted with hardwearing vinyl flooring, inset wet room drainage, panelled walls, obscured rear windows alongside a W.C and handbasin.





## GARDEN

Outside, the property charms with its well-maintained garden spaces to the front and rear of the bungalow. The lush lawn areas, paired with the established planting, create a picturesque backdrop that invites peaceful moments of relaxation, an exterior outhouse provides convenient storage space for outdoor essentials.

## Parking

The property's appeal is the on-street residential parking available to the front.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





**Wet Room**  
6'3" x 5'2"  
1.91 x 1.59 m

**Approximate total area<sup>(1)</sup>**  
507 ft<sup>2</sup>  
47.2 m<sup>2</sup>

(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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