



**POOLE  
TOWNSEND**

# Dornmead, Kilmidyke Drive, Grange over Sands

£525,000

 3  2  2



- Nestled in a Sought after Area
- Detached House
- 3 Generous Sized Bedrooms • 2 Reception Rooms
- Stylishly Appointed Kitchen • Views to Morecambe Bay
- Well Tended Gardens • Freehold
- Council Tax Band F • Early Viewing Recommended





Nestled in a coveted and tranquil corner of the picturesque Edwardian coastal town of Grange-over-Sands, this beautifully appointed family home offers an inviting blend of charm and modern convenience. Thoughtfully extended and tastefully developed, the property is surrounded by meticulously maintained lawn and patio gardens, providing a serene sanctuary for relaxation and outdoor enjoyment. Inside, the home features two bright and spacious reception rooms, a delightful conservatory with seamless access to the garden, and a contemporary fitted kitchen designed for both style and functionality. The accommodation includes three generously sized bedrooms, with the convenience of a ground-floor bedroom benefiting from an en-suite, complemented by a well-appointed family bathroom on the first floor. Outside, the property offers ample off-road parking and a detached garage,

Visit us at

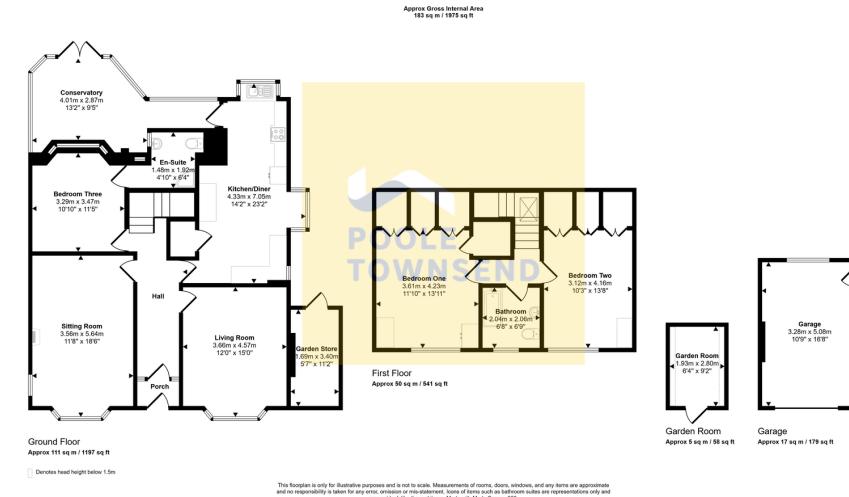
[www.pooletownsend.co.uk](http://www.pooletownsend.co.uk)

[enquiries@pooletownsend.co.uk](mailto:enquiries@pooletownsend.co.uk)

We are open

Monday – Friday 9.00 – 5.00

Saturday 9.00 – 1.00



### Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		57
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Barrow 01229 811811

Ulverston 01229 588111

Grange 015395 33316

Kendal 01539 734455

Milnthorpe 015395 62044