



## Sandside

**£435,000**

2 Dallam Drive  
Sandside  
Milnthorpe  
LA7 7LL

This detached true bungalow has everything, a superb level corner plot with well screened gardens, a detached garage as well as a car port leading to the front door, three-bedroom accommodation with a bathroom and a shower room. An excellent layout with the living/diner being dual aspect and having views to the estuary and Lakeland mountains plus plenty of space to extend if so required and subject to consents. A forever home in a popular location, close to schools, amenities, road and rail links, but don't take our word for it, book a viewing and see for yourself.

Property Ref: AR2398

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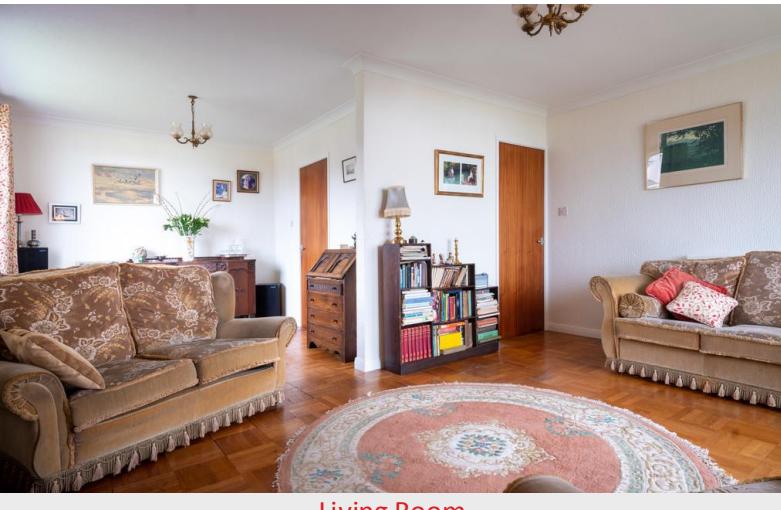
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Living Room Window Aspect



Living Room

**Location** From our Arnside office go down Station Road and turn left under the bridge onto Sandside Road. Continue along Sandside Road and when in Sandside, turn right up Storth Road. Then take the next left onto Dallam Drive.

**Accommodation** (with approximate dimensions)

**Entrance Hall** Accessible via the car port the spacious entrance features a central heated radiator, telephone point and void access.

**L-Shaped Living/Diner** 21' 11" x 15' 9" (6.70m x 4.82m) Featuring a picturesque bay window with views over the estuary and Lakeland mountains, three central heated radiators, coving, dual aspect and slate fireplace with an open grate.

**Kitchen** 9' 4" x 12' 7" (2.86m x 3.85m) Bright and airy space, with wall and base units, complimentary worksurfaces, Creda electric hob, stainless steel sink unit, Neff double oven and a central heated radiator.



Dining Area

For a Viewing Call 01524 761806



Kitchen



Kitchen door aspect



**Bedroom Two**



**Bedroom One**



**Bedroom Three**

**Laundry Room** 5' 11" x 6' 4" (1.82m x 1.95m) Featuring the Glow-worm gas boiler and plumbing for a washing machine.

**Bedroom One** 13' 0" x 12' 8" (3.97m x 3.88m) Built in wardrobes, airing cupboard with water cylinder, coving, central heated radiator.

**Bedroom Two** 12' 10" x 10' 2" (3.93m x 3.11m) Coving, dual aspect, central heated radiator and telephone point.

**Bedroom Three** 9' 8" x 7' 11" (2.96m x 2.42m) Central heated radiator, coving.

**Bathroom** Low flush WC, panelled bath, pedestal wash hand basin, part tiled walls, extractor fan and heated towel rail.

**Shower Room** Low flush WC, pedestal wash hand basin with mixer taps. Aqualisa corner shower with tiled walls, extractor fan and central heated radiator.

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Shower Room



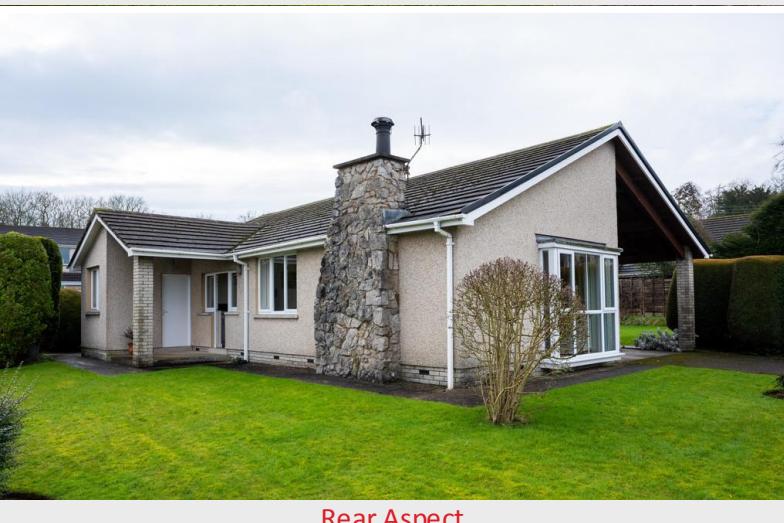
Bathroom



Car Port



Green House



Rear Aspect

**Outside** Corner plot offers privacy, single detached garage with light and power. Parking to front and rear, lawn, borders, greenhouse, shed and outside tap.

**Car Port** Covering alongside the front of the property, not only offering a covered outside space but an aesthetically pleasing appeal.

**Services** Mains gas, water, electric and drainage.

**Tenure** Freehold

**Viewings** Strictly by appointment with Hackney & Leigh Arnside Office.

**Council Tax** Band E South Lakeland District Council

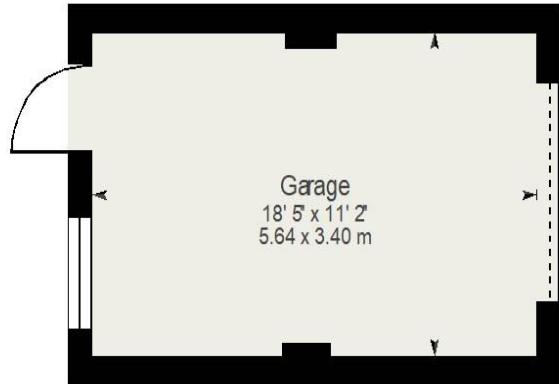
**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.



Garage



Drone View



Approximate net internal area: 207.85 ft<sup>2</sup> / 19.31 m<sup>2</sup>

Approximate net internal area: 1070.99 ft<sup>2</sup> / 99.5 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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**A thought from the owners...** Storth is an excellent location for easy access to the Lake District, Yorkshire Dales and is an Area of Outstanding Natural Beauty. There are plenty of local services and amenities both in the village and nearby towns. A wonderful retirement location or family home.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.