



Lindale

**£530,000**

Macallan

School Hill

Lindale

Grange-over-Sands

Cumbria

LA11 6LE

An immaculately presented, spacious, chain free 4 Double Bedroom Detached House 'tucked away' in this ever popular village nestled within the LDNPA. Modern contemporary feel throughout with a delightful decked terrace providing excellent views over the village towards Ingleborough Fells and beyond. Off road parking and attractive garden area. A must see for those looking for a home of quality in a village setting.

Property Ref: G2563

4

2

1

D





Lounge diner



Hallway



Lounge diner

**Location:** Lindale is a small friendly village located in the National Park with Post Office/Store/Off Licence, Village Primary School, Bowling Club and a Public House with an excellent reputation for food, approximately 15 minutes from the M6 motorway and a similar distance from the base of Lake Windermere and the many attractions of the Lake District. Grange-over-sands is located a mere 2 miles away with a variety of amenities including shops, cafes, library, post office, building society, churches, golf clubs, railway station and the lovely promenade. To reach the property proceed out of Grange over Sands towards Lindale. Upon reaching the mini roundabout at the Audi Garage turn left and head up the hill. Take the first left into School Hill and follow the road for approx 150 yards and the driveway for Macallan is on the left.

**Accommodation (with approximate measurements)**

**Double doors** lead to the:-

**Entrance Vestibule** with glazed door and double glazed side window to:-

**Entrance Hall** being 'L' shaped with stairs to the lower floor.

**Lounge/Diner** 22' 8" x 12' 11" (6.91m x 3.94m) a lovely, spacious full depth room with a dual aspect and sliding doors to the Sun Terrace. Attractive slate fireplace with recessed wood burning stove; attractive curved TV shelf with shelves under. Coved ceiling and TV point. A super space in which to entertain and dine.





Kitchen

**Sun Terrace** 23' 7" x 14' 2" (7.19m x 4.32m) a fabulous outside space with decked floor and attractive wrought iron balustrading and delightful views over the village towards Ingleborough Fells. Ideal for outdoor dining or a cheeky evening 'g & t'!

**Kitchen** 15' 11" x 8' 9" (4.85m x 2.67m) having an attractive range of modern wall and base units with complementary worktops and inset Franke 1½ bowl single drainer stainless steel sink unit. Built-in Hotpoint 5 burner gas hob and oven, microwave and integrated dishwasher. Space for American style fridge freezer (available by separate negotiation). Inset ceiling down-lights, karndean floor and double glazed side entrance door.

**Bedroom 3** 11' 11" x 9' 9" (3.63m x 2.97m) a double room with pleasant aspect into the side garden.

**Bedroom 4** 9' 9" x 9' 9" (2.97m x 2.97m) a double room with lovely aspect into the side garden. Built-in wardrobe.

**Family Bathroom** having a 4 piece white suite comprising double shower with Mira shower over, panelled bath, pedestal wash hand basin and low flush WC. Complementary ½ tiled walls and frosted glass side window.

**From the Entrance Hall** stairs lead to the Lower Ground Floor.

**Hallway** with inset ceiling down-lights.



Kitchen



Family Bathroom



Master Bedroom



Master Bedroom



Master Bedroom En-suite

**Master Bedroom** 20' 1" x 11' 11" (6.12m x 3.63m) a well proportioned room with dressing area and en-suite bathroom. Inset ceiling down-lights and pleasant aspect over the village to woodland.

**En-Suite Bathroom** having a 4 piece white suite comprising jacuzzi style corner bath, shower enclosure with drencher style shower head and curved sliding doors, pedestal wash hand basin and low flush WC. Complementary tiling to walls and cupboard housing the Valliant gas central heating boiler installed in 2020.

**Bedroom 2** 13' 0" x 9' 10" (3.96m x 3m) a double room with lovely outlook.

**Utility Room** 8' 0" x 6' 9" (2.44m x 2.06m) with feature Belfast sink, plumbing for washing machine and double glazed side entrance door.

#### Outside:

**Garden** Attractive stone walled side garden with level lawn and attractive flower borders. Gravelled pathways lead to the Summerhouse and additional tiered gravelled areas and steps down to the gated entrance. Pathway to the side and rear leading to the Garden shed and Bike shed.

**Summer House/Office** 6' 6" x 6' 3" (1.98m x 1.91m) this is the ideal work station or "teenage hangout" with power, light and wifi!

**Parking** for 2 cars on the tarmac parking area.

For a Viewing Call 015395 32301





Bedroom 2



Family Bathroom





Bedroom 3



Decked terrace



Garden and summer house

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

**Tenure:** Freehold. Vacant possession upon completion.

**Note:** This property can only be used as a Private Dwelling house and not to allow any trade manufacture of business of any kind to be set up or carried on in or upon the said property.

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

**Viewings:** Strictly by appointment with Hackney & Leigh Grange Office.

**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 £1200 – £1300 per calendar month. For further information and our terms and conditions please contact our Grange Office.

For a Viewing Call 015395 32301





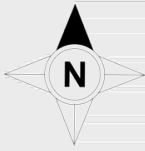
Decked terrace



Garden and summer house



# Lindale, Grange-Over-Sands, LA11



Approximate Area = 1625 sq ft / 151 sq m

Outbuilding = 41 sq ft / 4 sq m

Total = 1666 sq ft / 155 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'chem 2021. Produced for Hackney & Leigh. REF: 749725

A thought from the owners - A bright, spacious and sunny home with a fantastic deck to enjoy the views or just relax and unwind.

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.