



## Grange-over-Sands

**£495,000**

4 Cragg Drive  
Grange-over-Sands  
Cumbria  
LA11 6BL

In one of the most convenient and desirable locations in Grange over Sands, this chain free versatile, 3-4 bedroom detached bungalow with wonderful bay views comprises Conservatory Style Entrance and Hallway, Sitting Room/Bedroom 3, Dining Kitchen, Living Room, 2 Double Bedrooms and Wet Room. Converted Garage ideal as an Annexe, Bedroom 3 or Home Office with Shower Room off. Attractive Gardens and Parking. Viewing highly recommended.

Property Ref: G2619





Entrance Hall



Sitting Room/Bedroom 3



Sitting Room/Bedroom 3

**Location/Description:** Occupying an elevated location on a good sized plot this spacious, detached bungalow boasts wonderful views towards Morecambe Bay and the attractive coastline beyond. Within close proximity of the town centre this friendly seaside town has many amenities including Library, Post Office, Primary School, Medical Centre, Railway Station, Shops, Cafes & Tearooms and of course the picturesque, Edwardian, mile long level Promenade.

The versatile living accommodation is well presented and comprises 2 Reception Rooms, Dining Kitchen, 2 Double Bedrooms and Bathroom. The Garage converted in 1994/95 is suitable for many different uses ie:- Granny Annex, Teenagers Den, Man Cave, Artist Studio, Music Room, Home Office or possibly even a bijou AirBnB?

To reach the property proceed up Main Street to the mini roundabout and turn right, follow the one way system and at the crossroads go straight ahead into Grange Fell Road. Take the second right into Cragg Drive and No.4 Cragg Drive in on the left hand side.

**Accommodation (with approximate measurements)**

**Steps to the front of the property** lead to the wood effect uPVC front door opening to:

**Conservatory style Entrance & Hallway** Being spacious and light with space to sit and enjoy the fabulous views from the large picture windows. Wood effect laminate flooring, loft hatch and doors to:



Dining Kitchen

**Sitting Room/Bedroom 3** 14' 11" x 12' 10" (4.55m x 3.91m) With dual aspect providing superb views over the town to Morecambe Bay. Original tile fireplace with open fire; wood effect laminate floor.

**Dining Kitchen** 15' 9" x 12' 0" max (4.8m x 3.66m max) A good sized room having a range of fitted light wood wall and base units with 1½ bowl single drainer stainless steel sink unit. Built in Bosch appliances including oven, microwave, fridge/freezer and dishwasher. Inset ceiling lights, central heating controls and wood effect laminate floor to the Dining Area and tiled floor to the kitchen. Square arch through to:-

**Living Room** 17' 1" max x 14' 5" max (5.21m max x 4.39m max) A lovely light room added in 1994/95 with sliding door to paved patio area and garden. Wall light points and TV point.

**Bedroom 1** 12' 6" x 11' 11" (3.81m x 3.63m) A good sized double room with fantastic views towards Morecambe Bay. Wood effect laminate floor.

**Bedroom 2** 10' 11" x 10' 10" (3.33m x 3.3m) A double bedroom with pleasant views into the rear garden. Wood effect laminate floor.

**Shower Room** A spacious 'wet room' comprising WC with macerator, pedestal wash hand basin and wet room style shower with wall mounted Triton shower and extractor fan. Part shower boarding to walls and frosted rear window. Shaver point and wall mirror.



Living Room



Living Room



Bedroom 1



Bedroom 2



Wet Room

**Converted Garage/Annex/Guest Room** 12' 8" x 11' 10" (3.86m x 3.61m) With separate side access. This useful room is ideal for a variety of uses ie:- Granny Annex, Teenagers Den, Man Cave, Artist Studio, Music Room, Home Office or possibly even a bijou AirBnB? Wood effect laminate floor, recessed meter cupboard. Door to:

**En-suite Shower Room** Having a 3 piece white suite comprising shower cubicle with Triton shower and folding door; pedestal wash hand basin and WC with macerator. Tiled walls and extractor fan.

#### Outside

**Gardens** With attractive gardens to the front, side and rear. The front garden is tiered with paved sitting areas and gravelled flower beds with mature shrubs. The rear garden is a good size with lawn, flower beds and borders, pond and paved patios, ideal for outdoor dining and taking in the fabulous view.

Across the road from the property there is a separate detached garden area with mature shrubs and paved sitting area to enjoy the superb view. This could be a super 'vegetable patch' or possibly additional parking.

**Under-croft** Useful storage space housing the wall mounted Worcester gas central heating boiler. Power and light.

**Parking** For 2/3 cars to the front of the property.



Bedroom 2



Rear and Side Garden



Converted Garage/Guest Room



Converted Garage/Guest Room



En-Suite Shower Room

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

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

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

**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 £950-£1000 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Views to Morecambe Bay



Rear Garden and Patio

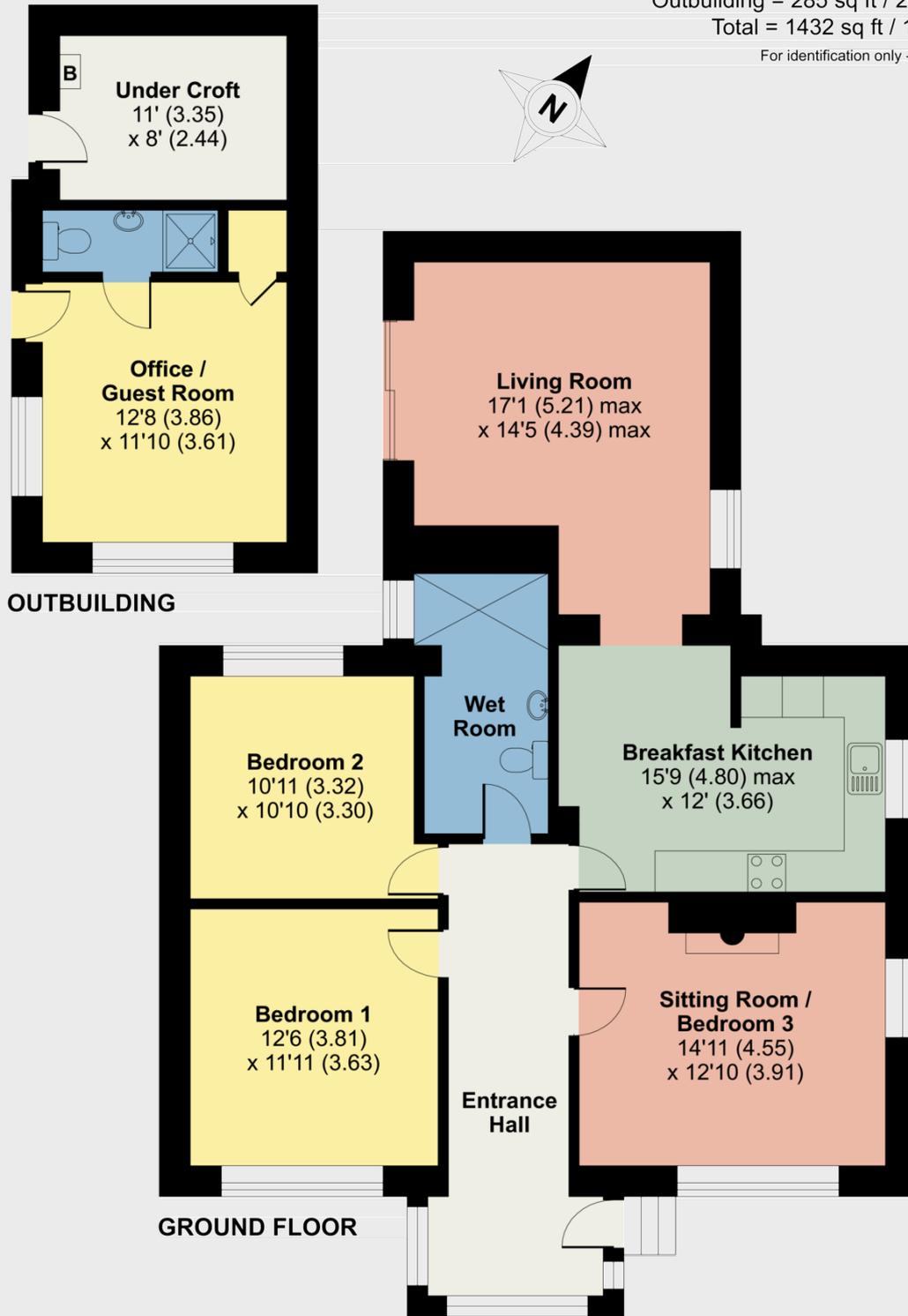
# Cragg Drive, Grange-Over-Sands, LA11

Approximate Area = 1147 sq ft / 106.6 sq m

Outbuilding = 285 sq ft / 26.5 sq m

Total = 1432 sq ft / 133 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'checon 2022. Produced for Hackney & Leigh. REF: 825804

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