

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Grange-over-Sands

£365,000

4 Priory Crescent, Grange-over-Sands, Cumbria, LA11 7BL

A lovely, deceptive, detached true bungalow on an extremely generous plot in the quiet residential area of Kents Bank. Comprising Hallway, Lounge, large Dining Kitchen, 2 generous Double Bedrooms, Wet Room, Double Garage, Summer House, Green House, Gardens and private Parking. Early viewing highly recommended.

### Quick Overview

Detached, 2 spacious Double Bedrooms  
Generous Lounge  
Quiet residential area  
Wonderful Gardens  
Summer House  
Green House  
Double Garage  
Parking for 2 vehicles  
Spacious Dining Kitchen  
Superfast Broadband speed 64mbps available\*



2



1



2



E



64 Mbps



Double Garage & Parking

Property Reference: G2703



**Description** Deceptively spacious inside and outside, 4 Priory Crescent is a wonderful example of a detached bungalow in this popular, quiet and friendly residential area of Kents Bank. The property is warm and welcoming and is a true bungalow with just one step in at the front and level at the back.

The front door opens to a welcoming Hallway with doors to all rooms, hot water cylinder cupboard and loft hatch with pull down ladder which leads to the useful, partially boarded loft. The lounge is well proportioned with a large window and pleasant front aspect and dark wood fire surround housing the living flame gas fire with back boiler. The dining kitchen is the biggest surprise in terms of space, this spacious dual aspect room has plenty of natural light and ample space for entertaining. Divided by a breakfast bar the kitchen area has an extensive range of wall and base cabinets with integrated fridge, freezer and electric oven. Gas hob with cooker hood over and space and plumbing for dishwasher. The large window offers a lovely outlook into the pretty rear garden and there is an external side door.

There are two good sized double bedrooms with pleasing views into the gardens, both with fitted wardrobes. The wet room is a recent installation with neutral toned wall and floor tiles, wall mounted wash hand basin, low flush WC, walk in shower and chrome ladder radiator.



Lounge

Outside there is a double garage with electrically operated up and over door, power and light and is currently used as a garage and workshop.

The Gardens are an absolute joy! The front is mainly rockery plantings and gravelled for ease, but the space is good. Pathways lead around to the rear where the main garden can be found. To the side is a paved and sunny patio area with 2 more paved patios further in. There is a 'hidden' summer house and a green house for the green fingered! The garden has several generous pieces of level lawn with many colourful and established plants and shrubs providing a profusion of colour throughout the year.



Kitchen

**Location** Located in this ever popular residential area with Kents Bank Railway Station close by, 4 Priory Crescent is approximately 2 miles from the centre of Grange-over-Sands where a wide range of amenities including Medical Centre, Shops, Churches, Primary School, Post Office, Library etc can be found.

To reach the property proceed up the Main Street bearing left at the mini-roundabout onto The Esplanade. Follow the road towards Allithwaite going past the distinctive red brick nursing home). As the road levels at the top, turn left into Carter Road. Follow the road around into Kentsford Road and take the first right into Priory Lane. Take the second right turn into Priory Crescent and No.4 can be found a short way



Dining Area

along on the right hand side.

**Accommodation (with approximate measurements)**

**Hallway**

**Lounge** 16' 10" x 11' 1" (5.13m x 3.38m)

**Dining Kitchen** 23' 5" x 11' 11" (7.14m x 3.63m)

**Bedroom 1** 11' 11" x 11' 11" (3.63m x 3.63m)

**Bedroom 2** 13' 10" x 11' 10" (4.22m x 3.61m)

**Wet Room**

**Garage** 19' 9" x 18' 11" (6.02m x 5.77m)

**Summer House** 7' 0" x 5' 9" (2.14m x 1.76m)

**Green House** 7' 1" x 6' 4" (2.16m x 1.94m)

**Services:** Mains electricity, gas, water and drainage. Gas central heating to radiators, back boiler to gas fire in Lounge.

**Tenure:** Freehold.

Vacant possession upon completion.

\*Checked on <https://checker.ofcom.org.uk/20.09.22> not verified

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

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

**What3words** <https://what3words.com/alone.zapped.flick>

**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 £750 - £775 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom 1



Bedroom 2



Garden



Garage

# Priory Crescent, Grange-Over-Sands, LA11



Approximate Area = 942 sq ft / 87.5 sq m

Garage = 374 sq ft / 34.7 sq m

Total = 1316 sq ft / 122.2 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'cheom 2022. Produced for Hackney & Leigh. REF: 901822

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. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 27/09/2022.

Request a Viewing Online or Call 015395 32301