



Flookburgh

£300,000

115 Allithwaite Road, Flookburgh, Grange-over-Sands,
Cumbria, LA11 7JR

A super, detached bungalow - extended and improved with some lovely views towards Morecambe Bay on the outskirts of the popular village of Flookburgh.

Comprising Hallway, Sitting Room, Dining Kitchen, Bathroom and 2 double Bedrooms to the Ground Floor, Office Landing and En-Suite Master Bedroom to the First Floor. Attached Garage, Ample Parking, Undercroft storage, Decking and Garden. Early viewing is highly recommended.

Quick Overview

Detached, 3 Double Bedrooms
1 Reception, 2 Bath/Shower Rooms
Edge of popular Village
Lovely Views
Wooden Shed & Green House
Good sized Gardens
Residential Location
Well presented throughout
Parking for several cars & Attached Garage
Superfast Broadband 50 mbps available*



3



2



1



C



50 Mbps



Attached Garage
& Parking

Property Reference: G2715



Sitting Room



Dining Kitchen



Utility/Rear Porch



Bathroom

Description Owned, loved, significantly improved and extended into the loft, this super, detached property is located within this popular and residential cul-de-sac on the edge of the friendly village of Flookburgh. All the hard work here is done! Just ready to turn the key and move in - this excellent property will appeal across the board to a wide range of different buyers.

Well presented throughout with tasteful neutral décor and contemporary bath/shower rooms. Spacious and versatile this property would work equally as well for a family or perhaps a couple/person where full mobility is a challenge with the option of ground floor living.

The Hallway is generous with doors to all rooms and the stairs leading to the First Floor. The Sitting Room is bright and sunny with a dual aspect and attractive, recessed modern electric fire. The Kitchen is spacious and provides ample space for a good sized, central dining table. Furnished with a good range of cream, shaker style cabinets with wood effect work-surface, integrated dishwasher and 1½ bowl stainless steel sink. American style fridge freezer and 5 burner range cooker may be available by separate negotiation. The large window has some lovely views between roof tops towards Morecambe Bay. Off the Kitchen is a useful Utility Room with ceramic tiled floor, frosted window, external door and plumbing for washing machine. The bathroom is luxurious and contemporary with shower enclosure, low flush WC, pedestal wash hand basin and freestanding bath with floor mounted taps. Complimentary tiled walls, illuminated wall mirror and recessed ceiling spot lights. Also to the Ground floor are 2 well proportioned double bedrooms, one with front and one with rear aspect. The rear, having a spacious under stairs cupboard.

The stairs rise to the spacious landing which provides more than enough space for an home office (as currently) and is a light and peaceful place to work! Roof window and extensive eaves storage. The Master Bedroom is spacious and extremely bright and sunny with 4 roof windows to the rear with superb and extensive bay views. Further roof window to the front and more, useful eaves storage. The En-Suite is modern with high gloss floor tiles and underfloor heating, roof window, wall mounted wash hand basin and low flush WC with concealed cistern.

Externally there is a single garage with power, light and warm water tap for pampered (if dirty) pooches! Extensive under-croft (with limited head height) also with power and light. The under croft is an excellent space and is ideal for storage.

The main garden is to the rear with a level lawn area and mature fruit tree, raised herb planters, decked seating area, timber shed and greenhouse. A large decked area to the side is an excellent space from which to enjoy the sun, a drink or two and the splendid views. To the front is a smaller patch of lawn and large, well established pond. There is parking for several vehicles on either of the two driveways.



Sitting Room



Dining Kitchen



Bedroom 1



En-Suite Shower Room



Bedroom 3



Decking

Location: Located on the outskirts of the popular village of Flookburgh which boasts amenities such as Doctors Surgery, Post Office, Public House, Convenience Store, Chemist, Fish and Chip shop etc. Plus a train station and lovely garden centre just a little further along in the village of Cark. The highly regarded village of Cartmel is a 5 minute drive away and the picturesque Edwardian town of Grange over Sands is some 10 minutes away.

To reach the property from our office proceed out of Grange in the direction of Flookburgh. Go through Allithwaite and upon entering Flookburgh, take the first right into Allithwaite Road. No. 115 is just around the corner on the left hand side

Accommodation (with approximate measurements)

Entrance Hall

Sitting Room 12' 6" x 12' 4" (3.81m x 3.76m)

Dining Kitchen 12' 8" x 12' 3" max (3.86m x 3.73m max)

Utility Room 13' 4" x 3' 3" (4.06m x 0.99m)

Bathroom

Bedroom 2 12' 2" x 8' 11" (3.71m x 2.72m)

Bedroom 3 11' 10" x 9' 2" (3.61m x 2.79m)

Office Landing

Bedroom 1 17' 9" x 16' 6" max 11' 9" min (5.41m x 5.03m max 3.60 min)

En-Suite Shower Room

Garage 20' 2" x 9' 11" (6.15m x 3.02m)

Under Croft

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

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/28.10.22> not verified

Council Tax: Band C. South Lakeland District Council.

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

What3words <https://what3words.com/remission.exacts.gullible>

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

Residential Lettings: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £850 - 900 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom 1



Bedroom 2



View from Decking and Bedroom 1



Rear Garden

Request a Viewing Online or Call 015395 32301

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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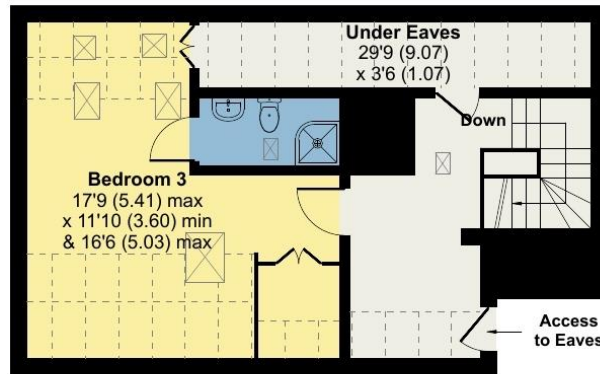
Approximate Area = 1273 sq ft / 118.2 sq m (includes garage)

Limited Use Area(s) = 213 sq ft / 19.7 sq m

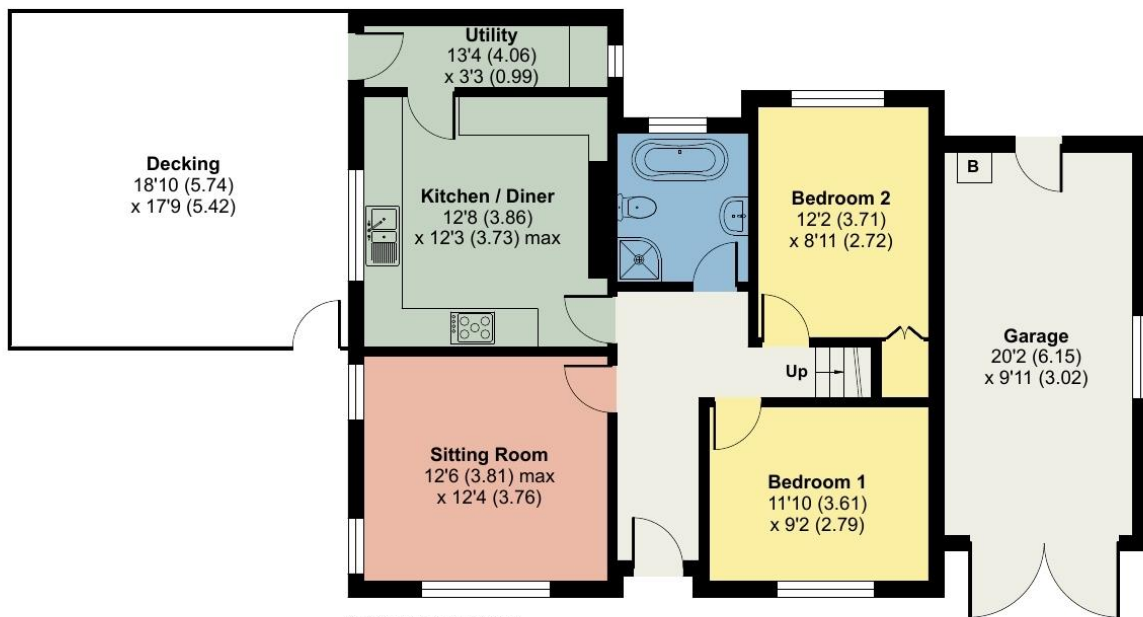
Total = 1486 sq ft / 138 sq m

For identification only - Not to scale

Denotes restricted
head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 915266

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Request a Viewing Online or Call 015395 32301