

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Grange-over-Sands

£598,000

Tinsters, 47 Carter Road, Grange-over-Sands, Cumbria, LA11 7AG

Rarely do properties in this area with so much to offer including the wonderful views come to the market! This very special property certainly won't hang around!

A detached, South facing, excellently presented bungalow with ample internal and external space is tucked away in a lovely, quiet corner of Grange and comprises Entrance Porch, Hallway, Large Lounge, Dining Kitchen, 3 Double Bedrooms (1 En-Suite with Dressing Room) and Bathroom. Outside Detached Double Garage, Parking, attractive Gardens with Summer House. Early viewing is highly recommended.

### Quick Overview

Detached Bungalow with 3 Double Bedrooms  
Large Reception Room & 2 Bath/Shower Rooms  
Peaceful residential location  
Superb Bay Views  
Well proportioned rooms  
Generous Gardens with Summer House  
Private location  
Beautifully presented  
Large Double Garage and ample Parking  
Superfast Broadband speed 37 Mbps available\*



3



2



1



C



37 Mbps



Double Garage & Parking

Property Reference: G2717





Lounge



Lounge



Dining Kitchen



Bedroom 1

**Description:** Tinsters, 47 Carter Road is very special.

It is tucked away in a quiet and extremely private corner of Kents Bank and enjoys a wonderful South facing position, superb views of Morecambe Bay and beyond, spacious bright rooms, modern Kitchen (installed approx 3 years ago) and generous gardens with summer house. Having solar panels and an almost new 'Worcester' boiler (fitted approx 1 year ago) the property is also very efficient to keep warm in the winter or cool in the summer! The property is presented to a very high standard throughout with tasteful neutral decor and has been fastidiously maintained. Now, reluctantly offered for sale for a new owner to love and enjoy.

Offering so much this property will appeal across the board to many different buyers from families to retired couples perhaps.

The Entrance Porch has a slight Spanish feel with ceramic tiled floor and vaulted dark wood ceiling. Windows to two sides offer the first sight of Morecambe Bay. A half glazed internal door opens to the spacious and inviting Hallway with coved ceiling, pleasant, light décor and a good sized airing cupboard. Double, multi paned doors open to the Lounge - a wonderful bright and sunny room of impressive proportions! Ample space for both dining and lounging and possibly ballroom dancing if one desired! With twin windows providing a pleasant outlook into the rear garden the main show stopper is the large windows to the front with simply breathtaking, far reaching views to Morecambe Bay and the dales beyond. There is a gas fire with polished stone surround to finish off this super room.

The Kitchen was recently upgraded in 2019 and this spacious 'L' shaped room (ample space for breakfast table) is furnished with an extensive range of cream, shaker style wall and base cabinets with wood effect work surface and very attractive wall tiles, 1½ bowl sink unit, space for an American style fridge freezer (may be included by separate neg); Induction hob, NEFF double oven and dishwasher. Wood effect laminate flooring and recessed ceiling spot lights. Lovely bay views. A door leads to the Rear Porch with wall mounted shoe cabinet and coat hooks, external door and access to the Utility Room - small but perfectly formed with white wall and base cabinets, stainless steel sink unit, plumbing for washing machine and view!

There are 3 spacious Double Bedrooms, all with attractive built in furniture, the Master boasting a separate dressing area, French Doors to the garden and en-suite Shower Room and family Bathroom having a 3 piece suite.

Outside is the large Double Garage which has a remote controlled up and over door, central heating boiler (replaced in 2021), power and light.

The Gardens are wonderful. Several areas of lawn, paved and decked sitting areas and rockery gardens. The side and rear is all very secure (for the dog owners) and there is a lovely timber summer house at the head of the garden which gives lovely views into the garden and has the benefit of the sun all day long (this could also be the perfect office!). The side garden has a gravelled pathway with stepping stones which leads to the rear garden. The front rockery garden is stocked with a variety of shrubs providing a profusion of colour throughout the year. Ample parking for several





View towards Morecambe Bay

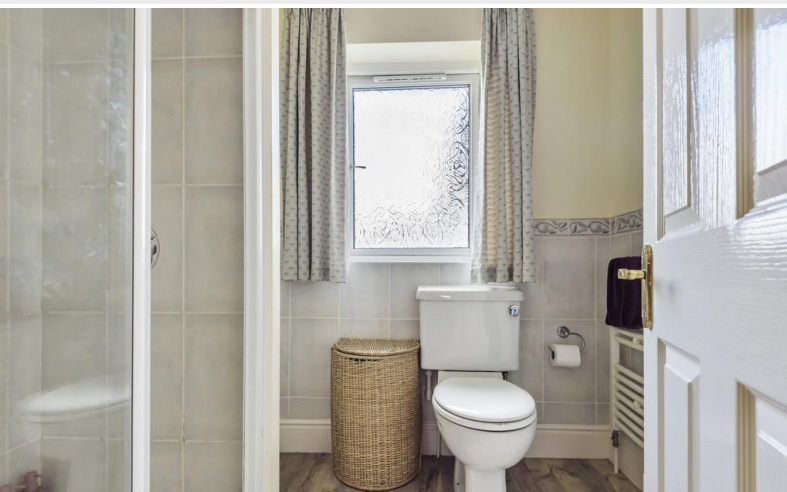


Lounge





Bedroom 1



En-Suite Shower Room



Bedroom 2



Bedroom 3

cars and space for motor home, boat or caravan to the front. The larger than average double garage completes the picture.

**Location:** This sought after area of Grange is well known for its peace and quiet and in this case views - wonderful, extensive, panoramic, magnificent views!

Approx 1 mile from the centre Grange over Sands town centre. Grange is a popular and friendly seaside town which is well served by amenities such as Primary School, Medical Centre, Post Office, Library, Shops, Cafes/Tearooms, choice of Railway Stations and not forgetting the Ornamental Gardens, Band Stand and picturesque Edwardian, mile long, level, Promenade. Approx 20 minutes from the M6 Motorway and a touch further to the inner Lake District Grange is also very conveniently placed!

To reach the property proceed out of Grange in the direction of Allithwaite. Proceed past the Fire Station on the left, up 'Risedale' Hill passing the 'pink' nursing home on the right and then turn left into Carter Road. Keep left (as the road bears right) dropping down the hill and take the fifth left turn up the incline and keep left (Signposted No. 47 at the bottom of the drive. Last property on the left.

**Accommodation (with approximate measurements)**

Entrance Porch

Hallway

Lounge 21' 9" x 19' 0" (6.63m x 5.79m)

Dining Kitchen 15' 0" max x 14' 6" max (4.57m max x 4.42m max)

Side Entrance

Utility Room 5' 2" x 4' 10" (1.59m x 1.48m)

Bedroom 1 14' 8" x 11' 8" (4.47m x 3.56m)

Dressing Area 7' 2" x 5' 9" (2.18m x 1.75m)

En-Suite Shower Room

Bedroom 2 11' 8" x 9' 5" (3.56m x 2.87m)

Bedroom 3 11' 10" x 9' 4" (3.61m x 2.84m)

Bathroom

Garage 21' 0" x 19' 0" (6.4m x 5.79m)

**Services:** Mains electricity, gas, water and drainage. Gas central heating to radiators. Solar panels to roof which provide electricity.

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

\*Checked on <https://checker.ofcom.org.uk/1.11.22> not verified.

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

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

**What3words:** <https://what3words.com/result.contrived.unlisted>

**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 £1250 £1300 per calendar month. For further information and our terms and conditions please contact our Grange Office.





Dining Kitchen



Bedroom 1





Side Garden



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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# Tinsters, 47 Carter Road, Grange-Over-Sands, LA11

Approximate Area = 1524 sq ft / 141.6 sq m

Garage = 399 sq ft / 37 sq m

Total = 1923 sq ft / 178.6 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). © nichecom 2022. Produced for Hackney & Leigh. REF: 917017

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