

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Allithwaite

£290,000

18 Highcroft Drive, Allithwaite, Grange-over-Sands,  
Cumbria, LA11 7QL

Situated in a quiet cul-de-sac location this chain free Detached 2/3 Bedroom Bungalow has some excellent views over surrounding countryside.

Comprising: Side Entrance Porch, Entrance Hall, Lounge, Kitchen 2 Double Bedrooms, Utility Room with Shower Room (could be a third bedroom) and Shower Room. Attached Garage, Parking and Garden. Viewing highly recommended.

### Quick Overview

Detached Bungalow - 2/3 Bedroom

1 Reception Room - 2 Shower Rooms

Edge of village location

Attached Garage

Parking

Attractive Gardens & Greenhouse

Gas central heating & Double Glazing

Lovely views

No Upper Chain

Standard Broadband speed 42 Mbps available\*



2



2



1



C



42 Mbps



Attached Garage  
& Parking Space

Property Reference: G2718



Lounge



Kitchen



Bedroom 1



Bedroom 2

**Description:** Highcroft Drive is a lovely cul-de-sac which backs on to open fields to the rear. The well presented accommodation comprises Side Entrance Porch with access to the Entrance Hall with boiler cupboard and cloaks cupboard off. All rooms can be access from the Hallway. The Kitchen has a dual aspect with partial views between houses and has an attractive range of Oak wall and base units with built in 'Logik' oven and grill, 'Neff' fridge and space for washing machine. Complementary work surfaces incorporating 'Schott' electric hob and 1½ bowl single drainer sink unit with mixer tap, splash-back tiling and inset ceiling down-lights. The Lounge is a generous light and bright room with uPVC double glazed windows with display cills, one to the side and 2 large windows overlooking the front Garden with further pleasant views through neighbouring properties to hills and woodland. TV point and frosted glass internal window to Hallway. 2 double Bedrooms, one with fitted wardrobes. Bedroom 3 has been converted to a Utility Room with Shower Room which houses a 3 piece white suite. If required this could be turned back into a Bedroom or Dining Room. There is also loft access via a pull down ladder which leads to a part boarded loft with light. Finally there is the main Shower Room having a 3 piece white suite comprising corner shower, vanity wash basin and WC. Complimentary tiling and ladder style radiator.

Outside there are attractive gardens to the front and rear. The front Garden 'area' is block paved with large gravel beds containing roses and grasses. The rear Garden backs on to open fields and contains flagged seating areas, the raised one giving pleasant views of open countryside, Humphrey Head peninsula and Morecambe Bay, planted borders containing a nice mix of well established plants and shrubs, Greenhouse.

The attached garage has an up and over metal door, power and light with room for a freezer and tumble dryer and uPVC personal ½ glazed door. Parking for 1 car to the front of the garage.

Viewing is highly recommended and there is no upper chain.

**Location:** Highcroft Drive is 'tucked away' just off the centre of this popular village and is a small cul-de-sac of bungalows built in the 1970's. From the centre of Grange bear left at the mini-roundabout at the top of Main Street, along The Esplanade heading Westwards towards the village of Allithwaite drop down the hill and take the first right into 'The Square'. Follow the road and take the 3rd left into Vicarage Lane and then left again into Highcroft Drive. No.18 is situated at the end of the cul-de-sac on the right hand side.

**Accommodation (with approximate measurements)**

Side Entrance Porch

Entrance Hall

Kitchen 10' 5" x 7' 11" (3.18m x 2.41m)

Lounge 22' 0" max x 12' 2" max (6.71m max x 3.71m max)

Bedroom 1 15' 3" max x 11' 10" max (4.65m max x 3.63m max)

Bedroom 2 11' 3" x 9' 8" (3.43m x 2.95m)

Bathroom

Utility Room/Bedroom 3 11' 3" max x 10' 7" max (3.43m max x 3.23m max)

Attached Garage 18' 5" x 8' 5" (5.61m x 2.57m)

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

**Council Tax:** Band D - South Lakeland District Council.



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

\*Checked on <https://checker.ofcom.org.uk/4.11.22> not verified

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

**What3words:** <https://what3words.com/huddling.concerned.thorax>

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



Shower Room



Rear Garden



Rear Garden and View

# Highcroft Drive, Allithwaite, Grange-Over-Sands, LA11

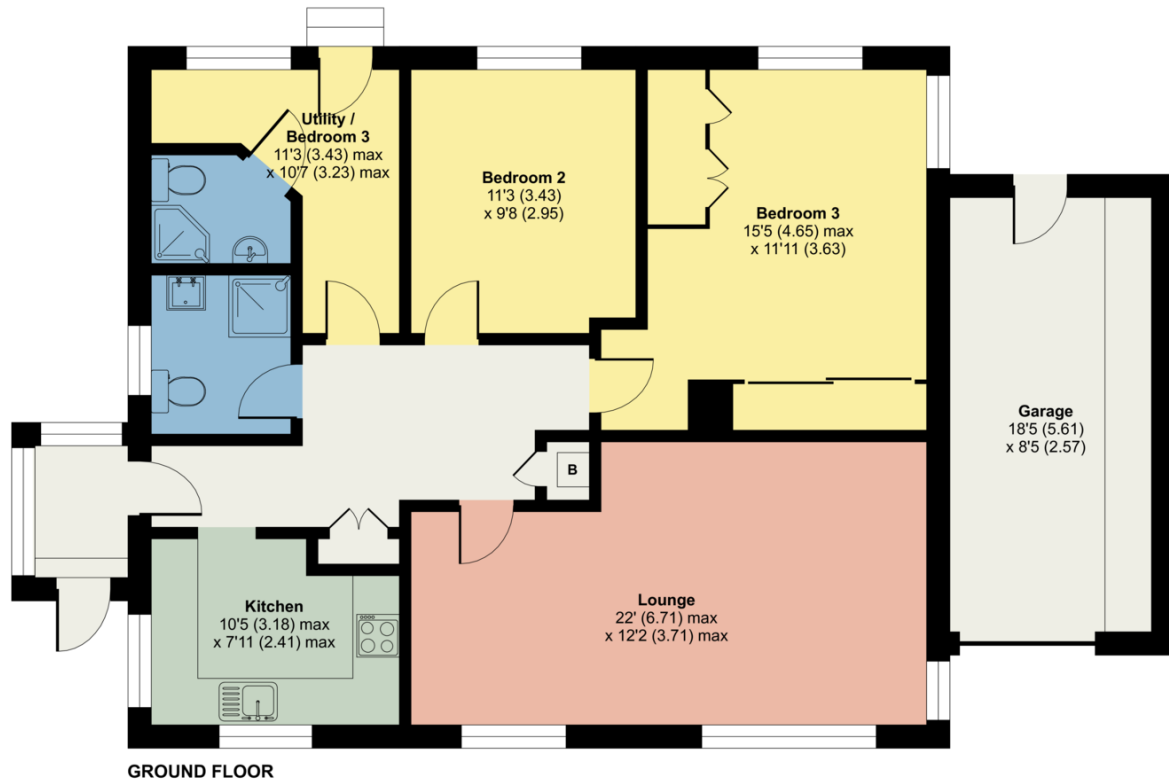


Approximate Area = 967 sq ft / 89.8 sq m

Garage = 161 sq ft / 15 sq m

Total = 1128 sq ft / 104.8 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). © nchecon 2022. Produced for Hackney & Leigh. REF: 917055

A thought from the owners...

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