



Grange-over-Sands

£310,000

Applebury, 38 Kirkhead Road, Grange-over-Sands, Cumbria, LA11 7DD

A Detached Dormer Bungalow in a slightly elevated position enjoying super views on a popular road and with lots of scope to improve! This deceptive home enjoys unexpected internal and external space and comprises Porch, Hallway, Lounge, 2 Double Bedrooms, Bathroom, Dining Room, Kitchen and rear Porch to the Ground Floor and Bedroom 3 on the First Floor. Excellent Gardens, Garage and Parking. Viewing highly recommended.

Quick Overview

Detached Bungalow - 3 Bedrooms

2 Receptions - 1 Bathroom

Wonderful views to front and rear

Walks from the doorstep

Lovely Gardens with views

Scope to update and improve

Short walk to Kents Bank Station

Parking and Garage

Superfast Broadband speed 77 mbps available*



3



1



2



D



77 Mbps



Garage and
Parking

Property Reference: G2743



Rear



Lounge



Dining Room



Kitchen

Description: 38 Kirkhead Road is a detached property with a versatile layout occupying a super, elevated situation on this popular road on the outskirts of Grange over Sands. The property itself does not require a little TLC but even as it stands there are so many more positives than negatives - The location, wonderful views, versatile and generous internal space, wonderful rear garden, lovely front terrace and much more.

This property will appeal to many different buyers and it is quite easy to see what a wonderful home it could become.

The sloping driveway leads up to the front terrace which is spacious and provides a very inviting and sunny spot to enjoy the views towards Kirkhead Tower. The wood effect uPVC door leads into the Porch and then into the main Hallway. The Hallway leads to the Lounge again with lovely views towards Kirkhead Tower and Morecambe Bay to the left (with further bay views from the side window). There is also an electric fire with dark wood surround. Off the Hallway there are 2 Double Bedrooms (one front and one rear aspect), Bathroom with white suite comprising shower, bath, pedestal wash hand basin and WC. The Dining Room has a window to the side with further pleasing bay views and stairs to the First Floor. From the Dining Room, folding doors lead into the Kitchen which is well proportioned with pitched ceiling and exposed beams. Furnished with an extensive range of older style wall and base cabinets, 1½ bowl sink and under counted space for appliances. There are windows to 3 sides providing the most delightful views into the pretty Rear Garden and towards Morecambe Bay. Off the Kitchen is a useful Utility Porch with space and plumbing for a washing machine and tumble drier.

On the First Floor is Bedroom 3 with front and rear dormers which provide superb views and under-eaves storage.

The gardens: To the front is an attractive sunken, paved patio style garden surrounded by a colourful mix of mature plants and shrubs. Immediately outside the front door is the large sunny terrace with superb views towards Kirkhead Tower. The Rear Garden is just as joyous - very spacious and mainly laid to lawn again with excellent views towards Morecambe Bay and the fields beyond. There is a vegetable patch and ample space for a greenhouse and summer house if required.

Attached to the property is a Single Garage which has an up and over door, power and light and a Boiler Room housing the gas central heating boiler. Parking is provided on the sloping driveway for two vehicles.

Location: 38 Kirkhead Road occupies an excellent position on this popular, quiet, residential road on the outskirts of Grange over Sands. Conveniently located approximately 300 yards from Kents Bank railway station and the picturesque Edwardian Promenade which provides a scenic, level walk into Grange over Sands. The town centre is approximately 2 miles away and boasts amenities such as Medical Centre, Library, Primary School, Post Office, Shops, Cafes and Tea Rooms. Situated in the perfect location to explore The Lake District, the West Coast and The Yorkshire Dales. The popular medieval village of Cartmel with its ancient Priory, Racecourse and the popular Michelin starred L'Enclume restaurant is also just 2 miles away.



Lounge



Kitchen



Bedroom 1



Bedroom 2



Bathroom



Bedroom 3

To reach the property travel from Grange-over-Sands along Kents Bank Road. Travel up Risedale Hill (with the big pink building on the right) continuing towards the village of Allithwaite. Take the left turning into Kirkhead Road before the right hand bend. Follow the road for approx 400 yards and 38 Kirkhead Road can be found on the left hand side further down the hill.

Accommodation (with approximate measurements)

Entrance Porch

Hallway

Lounge 14' 4" x 12' 4" (4.39m x 3.78m)

Bedroom 1 12' 10" max x 10' 9" max (3.91m max x 3.28m max)

Bedroom 2 10' 11" x 8' 11" (3.33m x 2.72m)

Bathroom

Dining Room 11' 5" max x 8' 0" min (3.48m max x 2.44m min)

Kitchen 14' 11" x 10' 3" (4.55m x 3.12m)

Utility Porch

Bedroom 3 17' 3" max x 13' 0" max (5.26m x 3.96m)

Garage 16' 0" x 8' 11" (4.88m x 2.72m)

Boiler Room 5' 6" x 2' 11" (1.7m x 0.9m)

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

Tenure: Freehold. Vacant possession upon completion. No upper chain.

*Checked on <https://checker.ofcom.org.uk/> 13.2.23

Note: This property can only be used as a Private Dwelling House. It may be used as a Second Home or Assured Shorthold Tenancy, but Holiday Letting is not permitted.

Council Tax: Band D - South Lakeland District Council.

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

What3words: <https://what3words.com/> cement.rugs.apricot

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 - £800 per calendar month subject to the property being renovated internally. For further information and our terms and conditions please contact our Grange Office.



Bedroom 1



Bedroom 2



Rear Garden



Front aspect and surrounding area

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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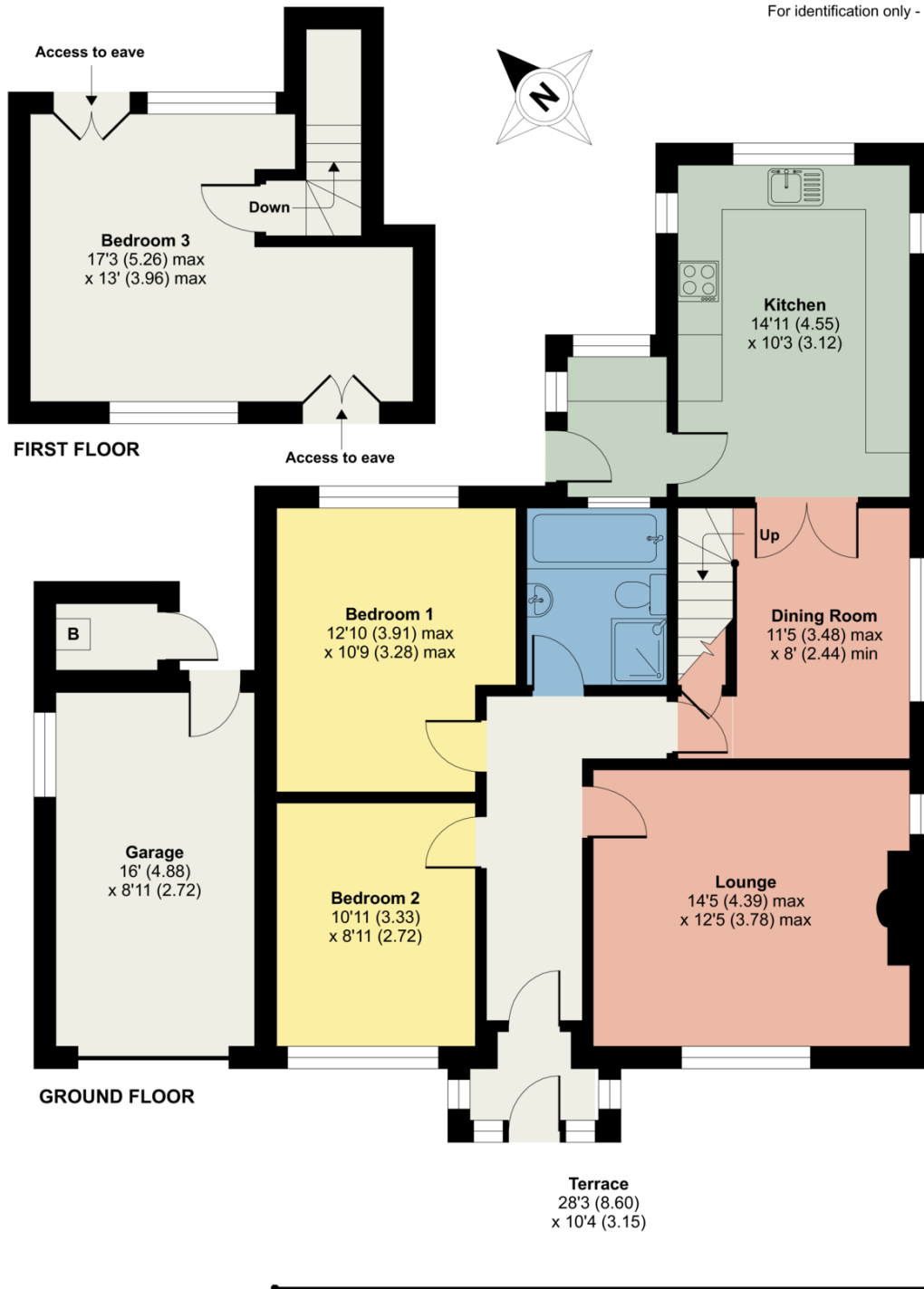
Kirkhead Road, Grange-Over-Sands, LA11

Approximate Area = 1133 sq ft / 105.2 sq m

Garage = 144 sq ft / 13.4 sq m

Total = 1277 sq ft / 118.6 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). © n/checom 2023. Produced for Hackney & Leigh. REF: 950472

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