

Flookburgh

£300,000

Grassgarth, 23 Allithwaite Road, Flookburgh, Grange-over-Sands, Cumbria, LA11 7JR

This delightful, detached Bungalow occupies a generous plot and sits just outside the popular village of Flookburgh. With super open views to the front this deceptive property comprises Entrance Porch, Living Room, Hallway, Dining Kitchen, large Bathroom, 3-4 Double Bedrooms (over 2 floors), Utility/Shower Room, Garden and Parking. Viewing highly recommended.

Quick Overview

Detached 3-4 Bedrooms
1 Reception Room - 2 Bath/Shower Rooms
Edge of Village location
Delightful Views
Versatile layout
Generous outdoor space
Convenient residential location
Deceptively spacious
Off road Parking
Superfast Broadband speed 52 mbps available*



3



2



1



E



52 Mbps



Off road
Parking

Property Reference: G2739



Living Room



Kitchen Area



Dining Area



Bedroom 1

Description Grassgarth, 23 Allithwaite Road is an attractive, deceptively spacious 3-4 bedroom detached bungalow over 2 floors. With a spacious and versatile layout ideal for a family or for perhaps a those with a dependent relative, there are bedrooms on the ground and first floors. Outside is as equally generous as inside!

The current vendor has many happy memories of this home but after 10 years it is sadly time for her to move nearer to her family.

The entrance is by way of the conservatory style porch from which you can turn to admire the first glimpses of the lovely open views towards Morecambe Bay. Door and step up in to the Lounge, which has a dual aspect with further delightful open views and a full height, red brick fire place which houses the gas stove.

Through to the Inner Hall which provides access to the spacious Dining Kitchen with dual aspect and lovely views into the front garden and the open views beyond. The Kitchen is furnished with a range of sage green wall and base cabinets with wood effect work-surfaces. Dual fuel oven and under-counter fridge and freezer included. Breakfast bar seating and good space for a dining table. To the rear of the property are 2 double bedrooms with rear aspect, a large Bathroom which has a white three piece suite comprising low flush WC, bath with shower over and extensive built in storage with wash hand basin and finally the dual purpose Utility/Shower Room. Ample space for washing machine and tumble drier with a useful second loo and corner shower. External door.

From the Dining Kitchen the open stairs lead to the First Floor which provides an Occasional Bedroom/Office/Playroom with door through to a generous double Bedroom 3. Both rooms are well proportioned, one with split level floor and both with 'Velux' roof windows front and rear.

Outside is equally agreeable with a super, paved terrace to the front which make a welcome spot to sit, relax and enjoy the sun and view! There is also portion of level lawn bordered by a hedge. The garden and driveway are securely gated with access to the rear where there is a further paved patio and two timber sheds. Gate to access lane.

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 Grassgarth, 23 Allithwaite Road is on the right just before you go over the bridge.

Accommodation (with approximate measurements)

Living Room 16' 0" max x 14' 5" max (4.88m max x 4.39m max)

Inner Hall

Dining Kitchen 18' 9" x 12' 0" (5.72m x 3.66m)

Bedroom 1 12' 1" x 10' 8" (3.68m x 3.25m)

Bedroom 2 10' 4" x 9' 11" (3.15m x 3.02m)

Bathroom 10' 4" x 9' 10" (3.17m x 3.00m)

Utility/Shower Room

Occasional Bedroom/Office/Playroom 19' 7" x 12' 0" (5.97m x 3.66m)

Bedroom 3 18' 4" x 13' 10" (5.59m x 4.22m)

Services: Mains electricity, gas, water 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/> 6th Feb 2023 not verified

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

What3words <https://what3words.com/>

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 £775 - £825 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom 2



Occasional Bedroom/Office/Playroom



Bedroom 3



Front Garden and Driveway

23 Allithwaite Road, Grange-Over-Sands, LA11

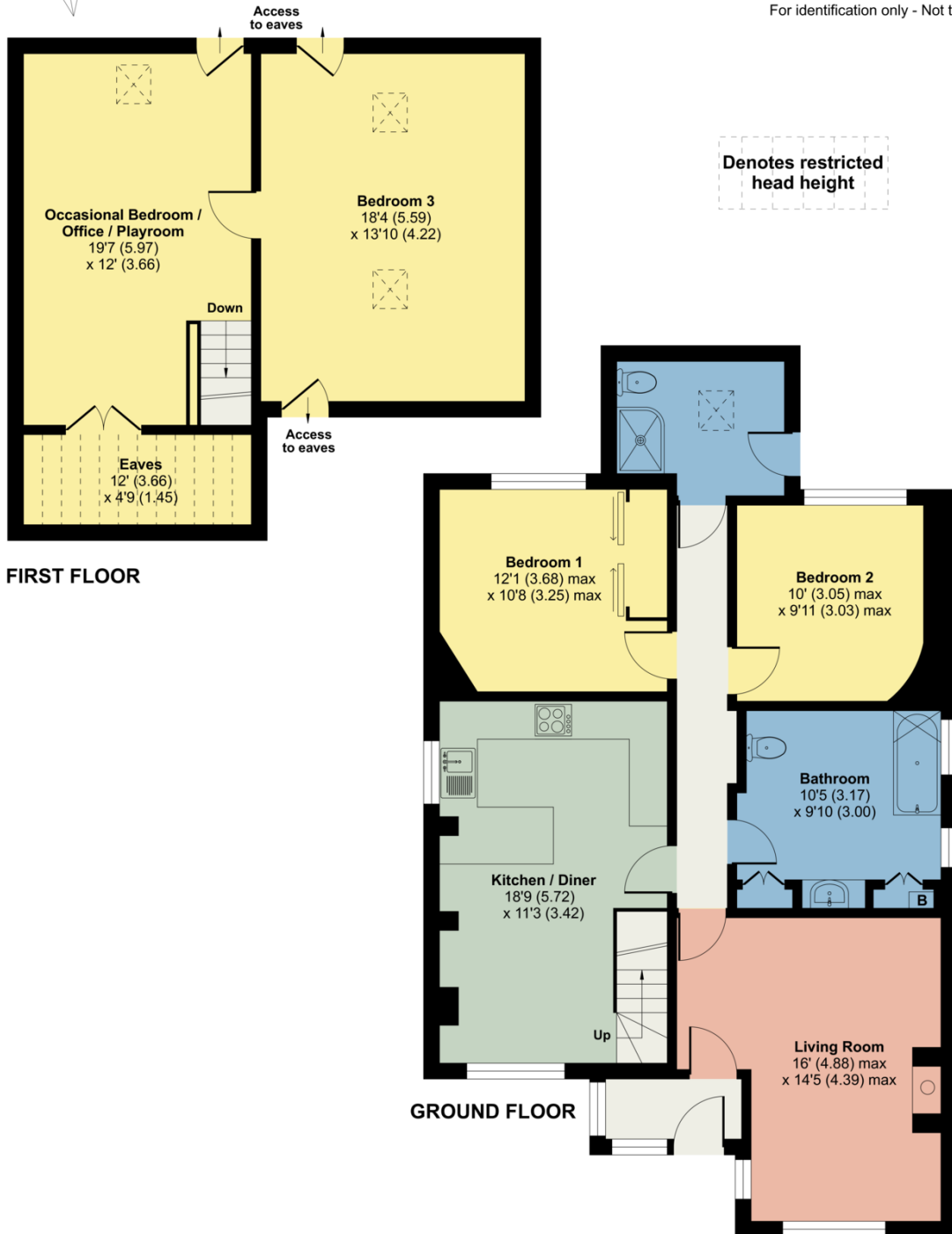


Approximate Area = 1470 sq ft / 136.6 sq m

Limited Use Area(s) = 63 sq ft / 5.8 sq m

Total = 1533 sq ft / 142.4 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 2023. Produced for Hackney & Leigh. REF: 953556

A thought from the owners - "Wonderful view, can sit and watch the parachute jumps in the summer. Lovely neighbours. Wouldn't move but it is just too big on my own"

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