



Grange-over-Sands

£422,000

17 Meadowbank Lane, Grange-over-Sands, Cumbria, LA11 6AT

17 Meadowbank Lane is a super family property - detached, spacious and located in a quiet residential cul-de-sac. Comprising Porch, Hallway, Lounge, Dining Room, Conservatory, Kitchen, Cloaks, 4 Double Bedrooms (1 En-Suite), Family Bathroom, Integral Garage, Garden and Parking. Early viewing is highly recommended.

Quick Overview

Detached - 3 Reception Rooms
 4 Double Bedrooms - 2 Bath/Shower Rooms
 Outskirts of town
 Pleasing outlook
 Low maintenance outdoor space
 Beautiful walks from the doorstep
 Neatly presented throughout
 1 Owner from new!
 Parking and Garage
 Superfast Broadband speed 53mbps available*



4



3



3



C



53 Mbps



Garage and
Parking

Property Reference: G2781



Lounge



Dining Room



Kitchen



Garden

Description 17 Meadowbank Lane is a super property and offers such a lot for the modern family.

Purchased brand new 33 years ago from the highly regarded Priory Builders, the property is now offered for sale to enable the current owner to downsize. Spacious, bright, neatly presented and located in a sought after, peaceful residential cul-de-sac, this delightful property should prove very popular.

The closed Entrance Porch has a quarry tiled floor, step up and glazed door to the main Hallway. The 'L' shaped Hallway is inviting, the stairs lead to the First Floor, under stairs storage cupboard, access to the integral Garage and doors to the downstairs rooms. Cloakroom with modern WC and small wash hand basin. To the right is the Lounge which is particularly spacious with large window to the front over-looking the close and even enjoys the odd glimpse between properties towards Morecambe Bay. Double doors lead through into the formal Dining Room which has an attractive wood effect flooring, access to the Kitchen and sliding doors to the Conservatory. The Conservatory is an excellent addition with a continuation of the attractive flooring and delightful outlook into the private Rear Garden and woodland beyond. The Kitchen is of generous proportions with pleasant rear aspect and furnished with a good range of 'oak' fronted wall and base cabinets. Complementary tiling and work-surface with inset sink. There is space for an electric cooker, fridge freezer and slimline dishwasher currently but the new owner may wish to update the kitchen cabinets.

Upstairs are well proportioned Double Bedrooms, two to the front with partial views towards the bay. The Master Bedroom is fitted with a range of bedroom furniture and has an En-Suite Shower Room and two to the rear (1 with fitted bedroom furniture), Bedroom 4 is currently utilised as a Study with fitted shelving, both rooms have pleasant, private outlooks. The family Bathroom is a good size with pleasant neutral wall tiling and a 4 piece white suite comprising bath, wash hand basin on vanity unit, WC and corner shower cubicle.

The single Garage has most recently been used for storage and as a Utility Room with power, light and plumbing. (The up and over door needs replacing). Parking to the front on the attractive brick set paving. Garden to the front and rear. The front garden has gravel borders for ease of maintenance. Paved pathways to both sides lead around to the Rear Garden which is a delight. There is a lovely paved and gravel patio area and large raised beds which are well stocked and well kept providing a charming burst of colour in the form of many, established plants and shrubs.

Location Meadowbank Lane is a sought after, quiet and peaceful residential cul-de-sac at possibly one of the highest points on the outskirts of Grange over Sands. Enjoying stunning walks from the doorstep with Hampsfell just a hop skip and a jump away and the highly regarded Cartmel just over the hill. The town centre with amenities such as Medical Centre, Library, Post Office, Primary School, Railway Station etc is approx 5 minutes away by car. The charming town also boasts a picturesque, mile



Lounge



Kitchen



Bedroom 1



Bedroom 3



Bedroom 4/Study



Bathroom

long, Edwardian Promenade, Duck Pond, Ornamental Gardens and Band Stand.

To reach the property proceed up Main Street turning right at the mini roundabout. At the end of the short one way street with the famous Higginsons Butchers on the corner go straight over. Follow Grange Fell Road up to the top and turn left into Meadow Bank Lane (before the Golf Club.). No. 17 can be found shortly on the right hand side.

Accommodation (with approximate measurements)

Porch

Hall

Cloak Room

Lounge 16' 9" x 12' 10" (5.11m x 3.91m)

Dining Room 12' 10" x 9' 1" (3.91m x 2.77m)

Conservatory 13' 8" x 8' 0" (4.17m x 2.44m)

Kitchen 15' 8" x 8' 11" (4.78m x 2.72m)

Bedroom 1 12' 9" x 12' 2" (3.89m x 3.71m)

En-Suite

Bedroom 2 13' 10" max x 10' 0" min (4.22m max x 3.05m min)

Bedroom 3 11' 10" x 9' 3" (3.61m x 2.82m)

Bedroom 4 9' 10" x 8' 6" (3m x 2.59m)

Bathroom

Garage 18' 0" x 9' 1" (5.49m x 2.77m)

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/> 28.4.2023 not verified.

Council Tax Band F. Westmorland and Furness Council.

Viewings Strictly by appointment with Hackney & Leigh Grange Office.

What3words <https://what3words.com/petted.prouder.low>

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 £950 - £1000 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Conservatory



Bedroom 1



Rear Garden



Rear Aspect

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**



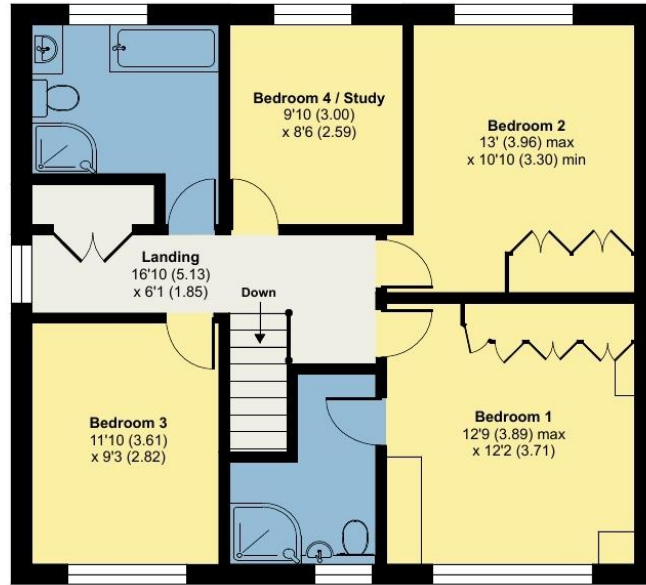
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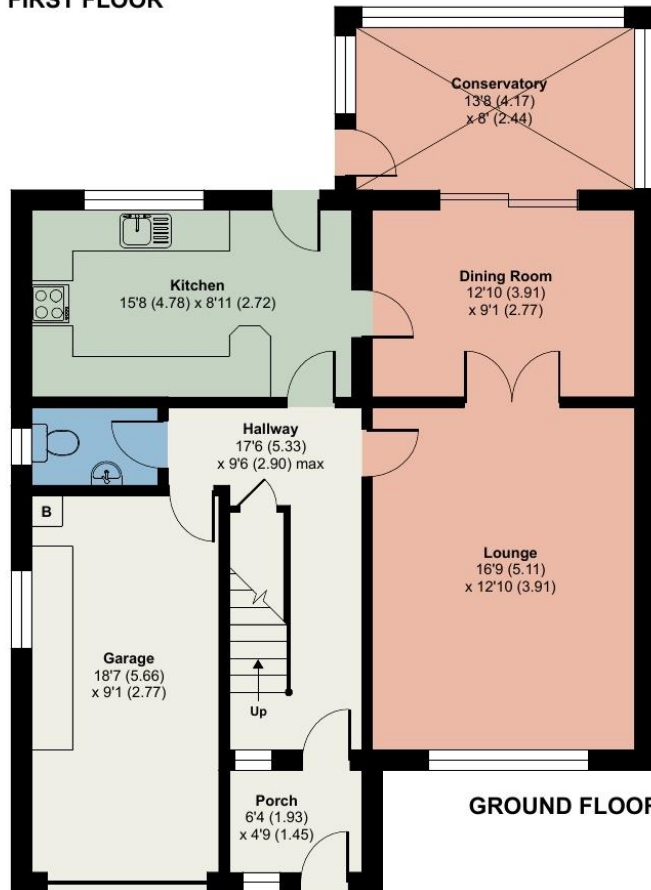
17 Meadowbank Lane, Grange-Over-Sands, LA11]

Approximate Area = 1784 sq ft / 165.7 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Hackney & Leigh. REF: 979040

A thought from the owner - Welcoming home; happy balance between convenience of amenities, equal distance (approx 1 mile) from Grange and Cartmel. Bay views and rural woodland.

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Request a Viewing Online or Call 015395 32301