



92 Main Street, Flookburgh
£330,000



92 Main Street

Flookburgh, Grange-Over-Sands

An appealing detached house centrally located within Flookburgh village where the amenities include shops, a public house, church, post office and village hall. The property is conveniently placed for Grange-over Sands where there are shops, cafes, a post office, banks, the promenade and the railway station with trains to Manchester and is also within easy reach of the market town of Kendal, the Lake District National Park and links to the M6.

The well proportioned accommodation briefly comprises split level ground floor entrance hall with cloakroom leading to beautifully presented kitchen, dining and living space and an integral garage with utility space. The first floor offers three double bedrooms and a modern shower room. The property benefits from double glazing and gas central heating and is offered for sale with no upper chain.

Outside there is ample parking to the front of the house and a delightful, generous enclosed garden with patios to the rear which has an exceptionally private outlook.

Council Tax band: D

Tenure: Freehold

GROUND FLOOR

ENTRANCE HALL

8' 4" x 6' 10" (2.54m x 2.08m)

Double glazed door with adjacent double glazed windows, radiator.

CLOAKROOM

6' 11" x 3' 3" (2.1m x 0.99m)

Heated towel radiator, two piece suite in white comprises W.C. with concealed cistern and wash hand basin to vanity, extractor fan, wall light, partial tiling to walls.

LANDING

7' 8" x 3' 10" (2.34m x 1.18m)

Natural light from entrance hall and first floor.

LIVING SPACE

19' 4" x 12' 10" (5.89m x 3.9m)

Two double glazed windows, two radiators, freestanding multi fuel stove on slate plinth with slate feature wall backdrop, painted beams, wall lights.

KITCHEN

9' 1" x 7' 10" (2.77m x 2.38m)

Double glazed window, excellent range of base and wall units, sink, built in oven and combination oven/microwave, induction hob with glass splashback and extractor hood over, integrated fridge and dishwasher, recessed spotlights, under wall unit lighting.

DINING SPACE

13' 5" x 7' 4" (4.1m x 2.24m)

Double glazed French doors, double glazed windows and two double glazed Velux windows, radiator, wall lights.

FIRST FLOOR

LANDING

9' 6" x 2' 7" (2.9m x 0.8m)

Double glazed window and wall light to stairwell, painted beam, loft access.

BEDROOM

13' 4" x 11' 5" (4.07m x 3.49m)

Double glazed window, radiator.

BEDROOM

11' 11" x 10' 11" (3.62m x 3.34m)





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FIRST FLOOR

LANDING

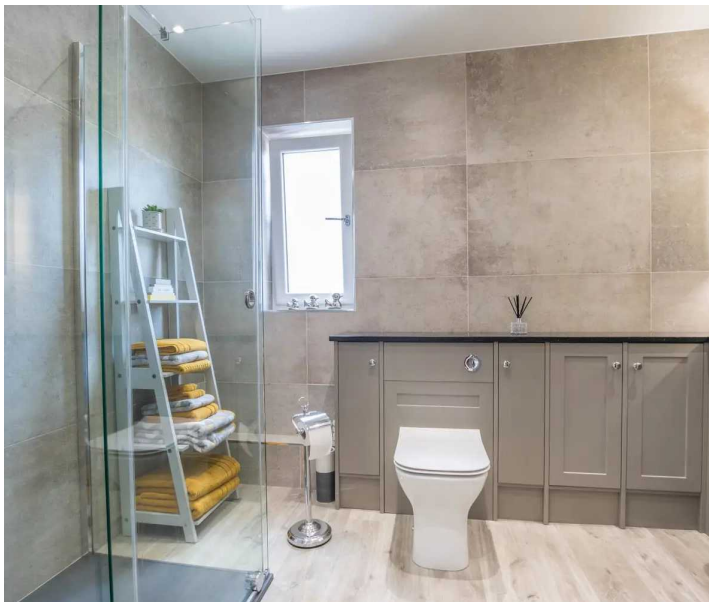
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GARDEN

The front of the house offers driveway parking for up to three vehicles together with an attractive well stocked bed. The rear of the property boasts a fantastic enclosed tiered garden which includes an immaculate paved patio bordered with established raised beds, generous lawn and a further paved barbeque seating area with a timber shed.

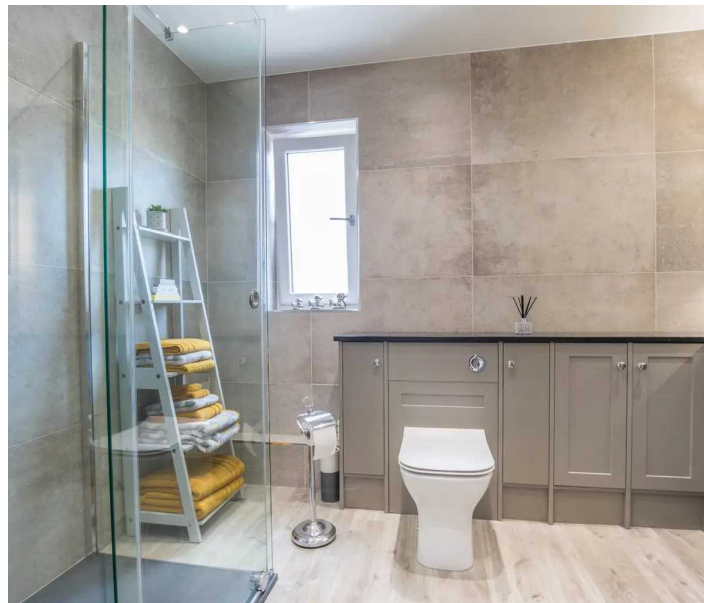
GARAGE

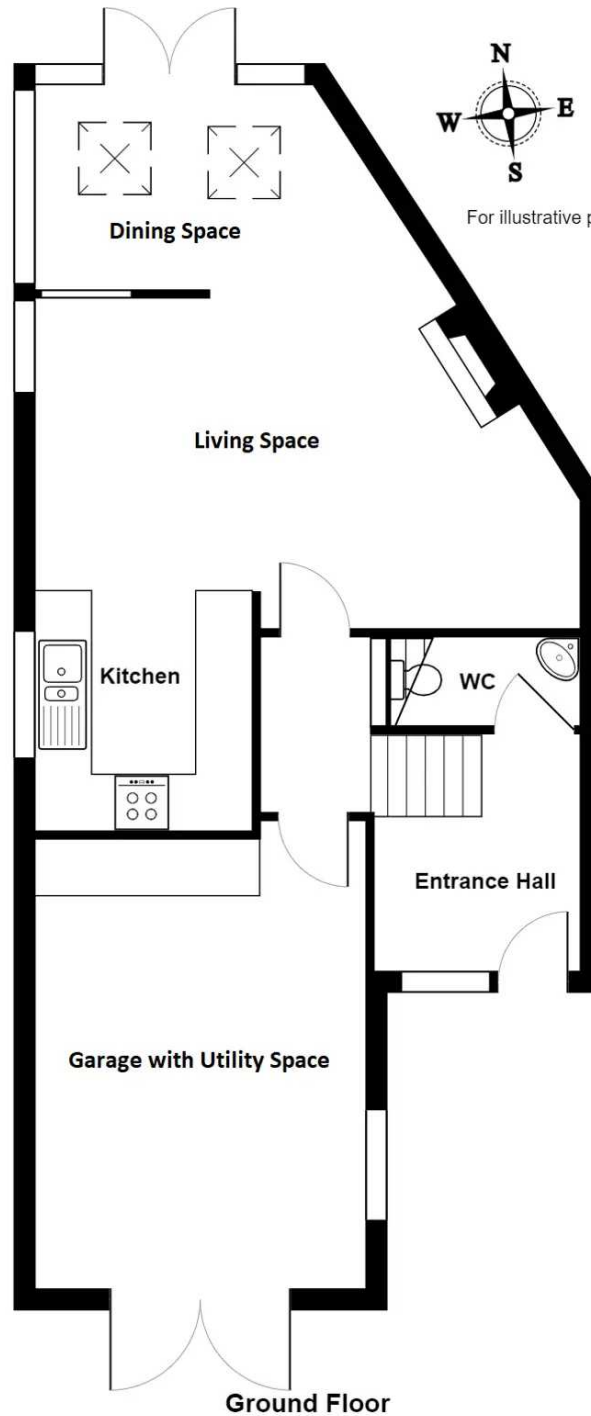
Single Garage

16' 4" max x 11' 8" max (5.00m x 3.56m) Timber and glazed double doors, double glazed window, light and power, gas central heating boiler, fitted worktop and shelving, plumbing for washing machine, space for tumble dryer, fridge and freezer, fitted coat hooks.

OFF ROAD

3 Parking Spaces

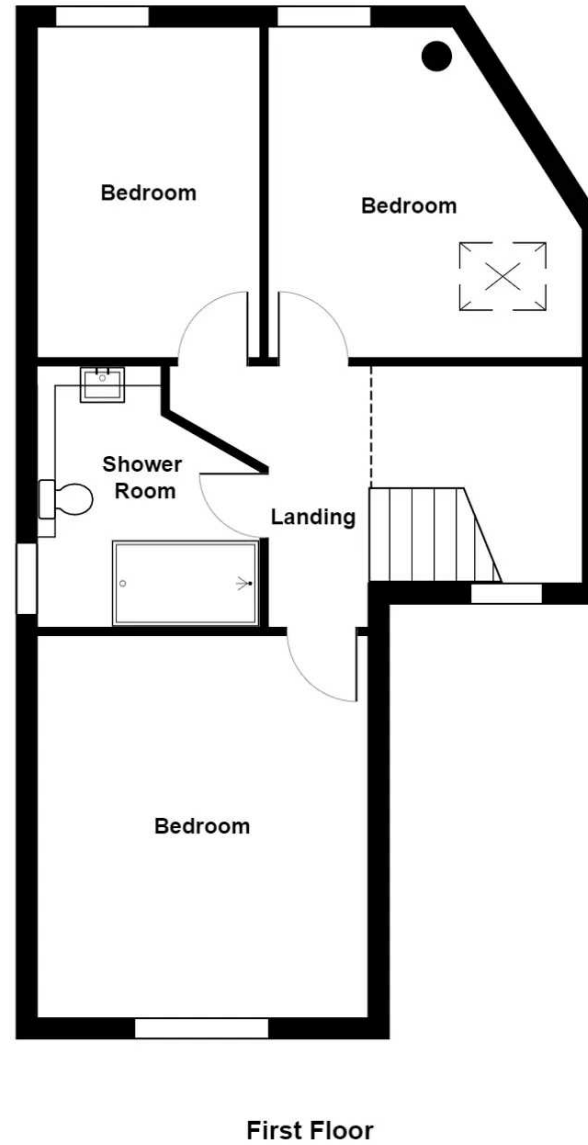




92 Main Street, Flookburgh, Grange-over-Sands

Total Area: 113.0 m² ... 1217 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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