



# Grange-over-Sands

£420,000

17 Oversands View, Grange-over-Sands, Cumbria, LA11 7BW

A superb, spacious, Link-Detached property built in 2017, this delightful property is immaculately presented throughout and also boasts fabulous bay views. Comprising Entrance Hall, 2 Double Bedrooms and Bathroom to the Ground Floor; First Floor: Lounge with Balcony off, Spacious Dining Kitchen, Master Bedroom with En-Suite Shower Room, Cloakroom. Integral Garage Room and Parking. Viewing is highly recommended.

## Quick Overview

- Link-Detached - 3 Double Bedrooms
- 1 Reception - 2 Bath/Shower Rooms
- Lovely Bay views
- Sunny South East Facing Balcony
- Immaculately presented
- Energy Efficient
- Beautiful manageable Gardens
- Garage Room and Parking for 2/3 cars
- Peaceful Residential Location
- Superfast Broadband speed 80 mbps available\*



3



3



1



B



80 Mbps



Garage and  
Parking

Property Reference: G2785



Lounge



Balcony



Dining Kitchen



Garage Room

**Description:** Oversands View is a highly sought after, peaceful residential development built in 2017 by the highly regarded Russell Armer homes. No.17 is a treat - immaculate throughout with tasteful neutral décor. Currently utilised as a second home so naturally having endured less wear and tear than the average house and still benefiting from the new build guarantees! An ideal family home or indeed an enviable second home.

From the Entrance Hall of this delightful property, the ground floor has 2 generous Double Bedrooms, both with front facing aspects and glimpses of Morecambe Bay. The lovely Family bathroom has a modern 3 piece white suite with low flush WC, wash hand basin and bath with hand held shower and complementary tiling to walls. 2 walk-in cupboards, 1 housing the pressurised water cylinder with shelving and the other is a very useful understairs storage cupboard.

From the Entrance Hall the attractive staircase leads to the First Floor Landing with useful Cloakroom off. There is a generous bright front facing Master Bedroom with lovely views towards the bay and Humphrey Head and it has an En-Suite Shower Room with heated towel rail. The Lounge is spacious and light with window and sliding glass doors to the balcony which is a wonderful bonus - a very inviting space for morning coffee or evening drinks with fabulous views towards Morecambe Bay. The Dining Kitchen is very well proportioned and fitted with an excellent range of largely high gloss white base units and some modern, contrasting cabinets and complementary attractive 'Quartz' work-tops with up-stands and deep 1½ bowl inset sink. Integrated Zanussi dishwasher, washing machine/dryer and fridge freezer, AEG single oven, eye level AEG microwave and 4 Ring Gas Hob with stainless steel hood/extractor over. The rear window looks into the pleasant and neatly presented rear garden area.

There is a larger than average Integral Garage Room with remote controlled roller door, power, light and fitted with wooden laminate flooring. Currently used as a gym, leisure and clean storage area. Parking for 2/3 cars cars on the block paved driveway. The attractive Rear Garden is accessed directly from the Kitchen or via external steps to the side of the property and is a well established low maintenance garden enclosed by a wooden fence, being mainly laid to lawn with well established herbaceous borders and a super corner gazebo to while away the day. There is also a lovely raised patio surrounded by rockery/planting to enjoy morning coffee or a G & T. in the evening. The gated steps to the side of the property lead down to the front of the property where there is screened bin storage area and lockable Keter Storage Unit. To the front there are lovely forecourt garden areas with grass and cobble stones again well stocked with shrubs and plants.

The Vendor would wish to sell all Curtains, Blinds, Light Fittings, Furniture and contents to the Purchaser (should they so wish) subject to negotiations (apart from personal effects). Internal inspection is strongly recommended to appreciate this beautiful home.

**Location:** Oversands View is a high quality hillside development offering a variety of styles in an open and airy location - giving owners luxury homes built to today's high standards with a high quality finish throughout and maximising views- all situated on the edge of the town, handy to 'pop down' to enjoy the local amenities.



Lounge



Bedroom 1



Patio Area



Bathroom



Bedroom 3



Rear Garden

The Edwardian town of Grange-over-Sands has many facilities and amenities including Primary School, Library, Post Office, Railway Station, Shops, Cafes and Tea Rooms and of course the picturesque, mile long level Edwardian Promenade, Ornamental Gardens and Band Stand. The delightful village of Cartmel is approx 2 miles away with its award winning pubs and restaurants and established Racecourse. Convenient for the A590 and M6.

From Grange town centre, follow the main road westwards towards Allithwaite. Having passed Cartmel Grange nursing home (the big pink building on the hill on the right), Oversands View is located approximately a further 200 yards on the left hand side as the road levels out, close to the edge of town. Proceed down the hill and No.17 is towards the bottom of the hill in the second cul-de-sac on the left.

**Accommodation (with approximate measurements)**

**Entrance Hall**

**Bedroom 2** 14' 5" x 9' 2" (4.39m x 2.79m)

**Bedroom 3** 12' 9" x 8' 6" (3.89m x 2.59m)

**Bathroom**

**Master Bedroom** 14' 7" max x 13' 6" max (4.44m max x 4.11m max)

**En-Suite Shower Room**

**Cloakroom**

**Lounge** 19' 9" x 11' 11" (6.02m x 3.63m)

**Dining Kitchen** 13' 11" x 11' 7" (4.24m x 3.53m)

**Garage Room** 26' 5" x 11' 3" (8.05m x 3.43m)

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

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

\*Checked on <https://checker.ofcom.org.uk/25.05.2023> not verified.

**Service Charge:** Amounts to £92.11 per annum 22/23 for the upkeep of the biodiversity area.

**Council Tax:** Band D. Westmorland and Furness Council.

**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.

**Residential Lettings:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £1100 – £1200 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Dining Kitchen



Bedroom 2



View from Lounge and Bedroom 1



Rear Garden

Request a Viewing Online or Call 015395 32301

# Meet the Team

## Mark Hadwin

Sales Manager & Property Valuer  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



## Helen Hadwin

Office Manager  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



## Tracy Staton

Sales Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



## Julie Bland

Sales Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



## Carolyn Featherstone

Viewing Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



## Glenn Bland

Viewing Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



## David Heaven

Viewing Team  
Tel: 015395 32301  
grangesales@hackney-leigh.co.uk



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**



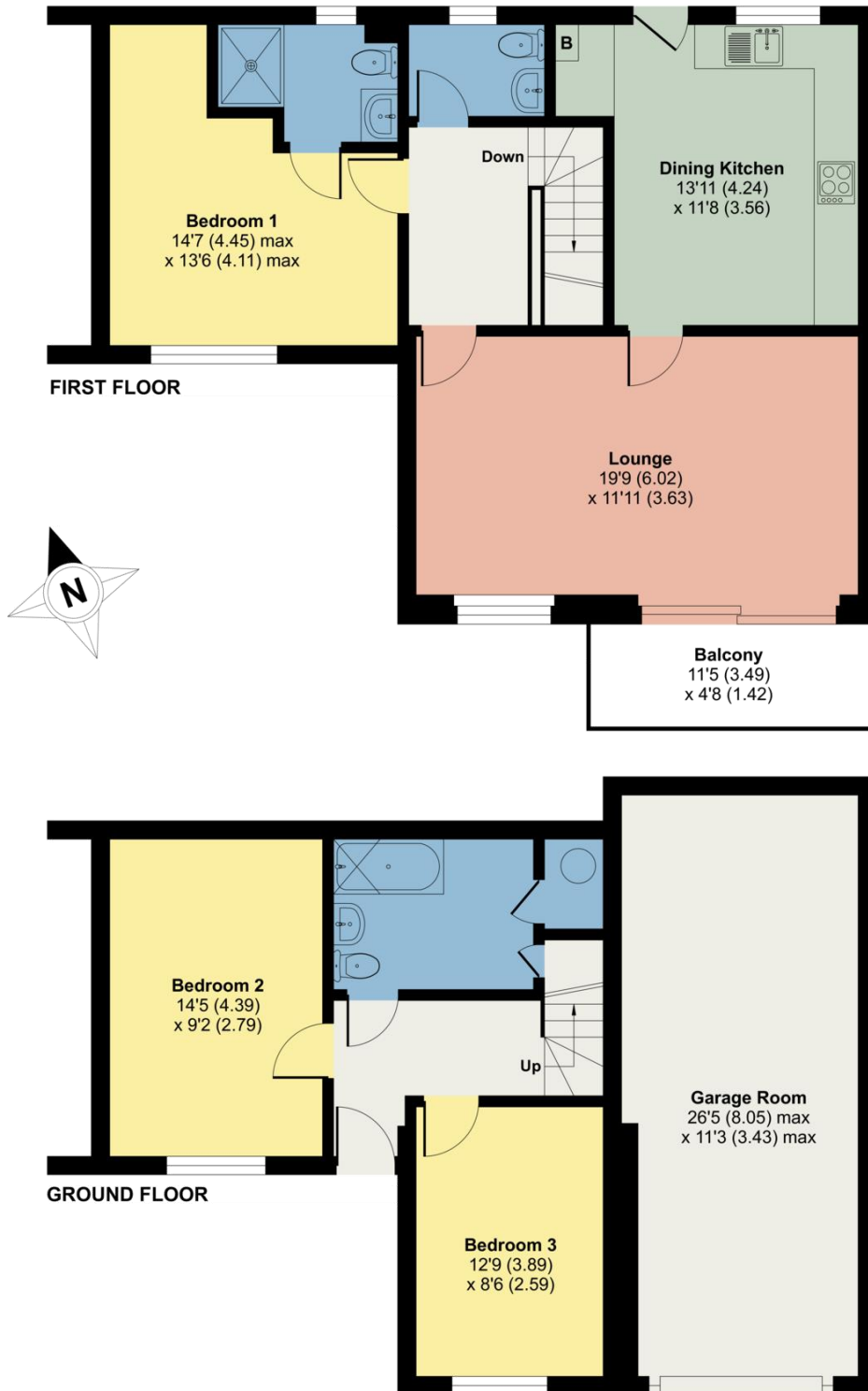
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Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: [grangesales@hackney-leigh.co.uk](mailto:grangesales@hackney-leigh.co.uk)

# Oversands View, Grange-Over-Sands, LA11

Approximate Area = 1421 sq ft / 132 sq m (includes garage)

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: 980543

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