



Grange-over-Sands

£410,000

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

What a superb property! A Detached Family Home with spacious rooms set in a quiet residential location with pleasing views.

Comprising Hallway, Cloakroom, Lounge/Dining Room, Breakfast Kitchen, 4 Double Bedrooms (1-En-Suite), Family Bathroom, Gardens, Parking and Garage. Early viewing is highly recommended.

Quick Overview

Detached - 4 Double Bedrooms
1 Large Reception - 2 Bath/Shower Rooms
Outskirts of Town
Delightful views to front and rear
Manageable and pretty Gardens
Wonderful walks on the door step
Quiet, residential location
Some opportunities to update if required
Parking and Garage
Superfast Broadband speed 51 mbps available*



4



3



1



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51 mbps



Parking and
Garage

Property Reference: G2794



Dining Kitchen



Dining Kitchen



Lounge/Dining Room



Lounge/Dining Room

Description Ideal! Ideal is the word that many property seekers could use here - families, couples, retirees, investors, home workers, those just seeking a peaceful place to live. Meadowbank Lane is popular with many.

No 19 is a generous detached property sat on a lovely corner plot with well proportioned rooms, lots of natural light, enjoying a very private setting with some delightful bay views to the front and open countryside to the rear. Built approx 30 years ago by renowned builders 'Priory Buiding' this property now requires a little updating to bring it up to today's expectations.

The open porch with quarry tiled floor has a part glazed door which leads into the Hallway. The Hallway is spacious and inviting with stairs to the First Floor, large under stairs storage cupboard and doors to the Ground Floor rooms. The Cloakroom has a 2 piece cream suite - small wall mounted wash hand basin and WC. The Lounge/Dining Room is a lovely room of impressive dimensions with a dual aspect and therefore enjoys lots of natural light. The front window overlooks the close with glimpses of Morecambe Bay between roof tops and there is also a pretty outlook into the Rear Garden through the French doors. Gas fire with dark wood surround and door to Kitchen - which can also be accessed from the Hallway. There is ample space for both living and dining furniture and direct access to the garden. The Kitchen has rear aspect with lovely, private outlook into the Rear Garden and open countryside beyond. Furnished with an extensive range of light wood wall and base cabinets with inset stainless steel sink unit and integrated fridge plus space for under counter freezer, dishwasher/washing machine and oven. A small but useful 'breakfast bar' seats two. Rear entrance door.

The First Floor landing is spacious with window to the side and large linen cupboard housing the hot water cylinder. There are 4 well proportioned Double Bedrooms - 2 enjoying a pleasing and private outlook over countryside and woodland to the rear. The Master Bedroom is very generous with a range of built in bedroom furniture and pleasing views towards Morecambe Bay. The en-suite Shower Room is also larger than the average en-suite with cream disability shower, WC and wash hand basin. Bedroom 2 is also a good sized double and has arguably the best views over the bay. The Family Bathroom is to the rear and has a cream 5 piece suite comprising bath, shower, WC, wash hand basin and bidet.

Outside there is a Single Garage with a remote controlled door, power and light - it also houses the wall mounted central heating boiler. There is parking for one on the brick set driveway (other properties have modified their front gardens to create additional parking). The Gardens are attractive and as they are fairly compact, quite easy to manage. The front has an area of level lawn and very pretty, deep set planted border. Pathways to both sides lead around to the rear. To the right is a raised portion of side garden with steps and pathway to a sunny, bijou seating area which is also linked to a pathway at the rear. Extensive heather and other colourful rockery planting make the side and rear gardens very attractive. There is also a paved patio, further area of lawn and mature 'palm' tree.

Location Meadowbank Lane is a 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



Rear Garden



View



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 4

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 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. 19 can be found shortly on the right hand side.

Accommodation (with approximate measurements)

- Open Porch
- Hallway
- Cloakroom
- Lounge/Dining Room 26' 1" x 12' 9" (7.96m x 3.89m)
- Breakfast Kitchen 16' 2" x 8' 11" (4.95m x 2.74m)
- Bedroom 1 12' 2" x 12' 4" (3.73m x 3.78m)
- En-Suite Shower Room
- Bedroom 2 13' 5" x 10' 9" (4.09m x 3.30m) max
- Bedroom 3 11' 8" x 9' 1" (3.56m x 2.79m)
- Bedroom 4 10' 2" x 8' 7" (3.10m x 2.62m)
- Bathroom
- Garage 18' 9" x 9' 1" (5.72m x 2.77m)

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

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

*Checked on <https://checker.ofcom.org.uk/> 22.5.23 not verified

Council Tax: Band F. Westmorland and Furness Council.

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

What3words <https://what3words.com/perfectly.bookshop.modifies>

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.



External Rear



Front Garden



Lounge/Dining Room



Bathroom

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**



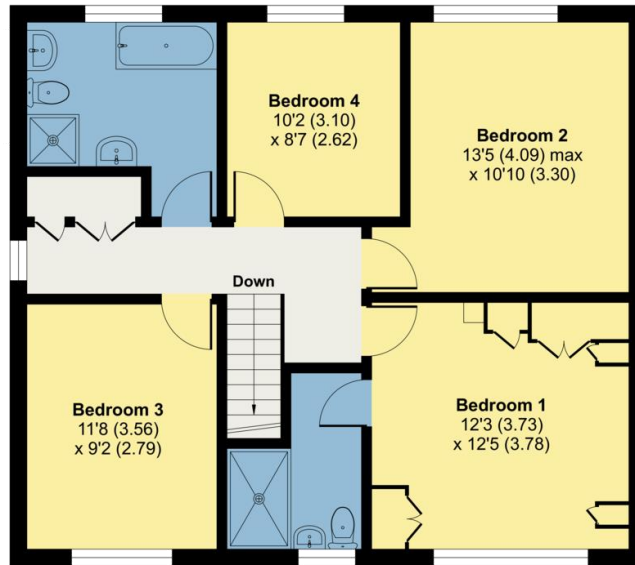
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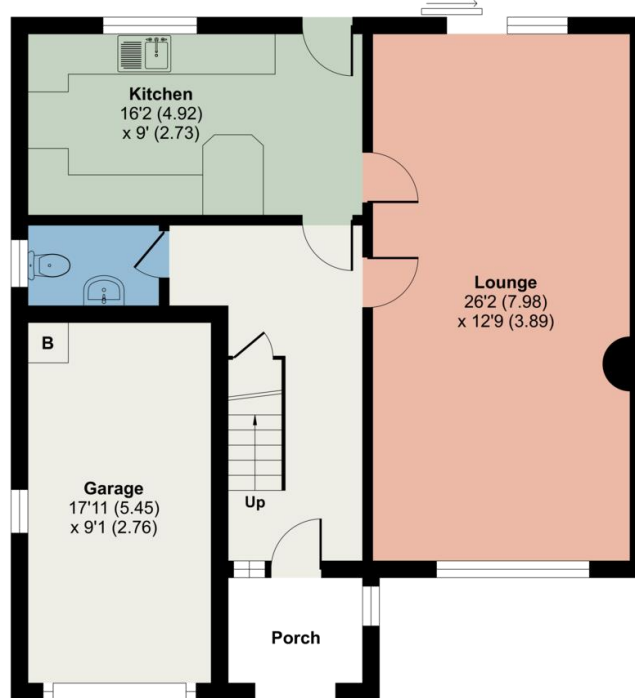
Meadowbank Lane, Grange-Over-Sands, LA11

Approximate Area = 1598 sq ft / 148.4 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). © nichecom 2023. Produced for Hackney & Leigh. REF: 987745

A thought from the owners..."We are very sad to leave what has been a wonderful family home for over 30 years. It's such a peaceful place, with the meadow at the back, great views to the front and we've enjoyed walking up the lane to Hampsfell and across to Cartmel countless times! The neighbours are so friendly and we are sure the next owners will love 19"

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Request a Viewing Online or Call 015395 32301