



Allithwaite

Offers in the Region of £350,000

Sherborne, 2 Woodlands Drive, Allithwaite, Grange-over-Sands, Cumbria, LA11 7PZ

Spacious detached Bungalow on a quiet and peaceful residential cul-de-sac on the outskirts of the village. Well proportioned indoor and outdoor space, comprising Hallway, Lounge, Dining Room, Kitchen, Utility Room, 2 Double Bedrooms (1 En-Suite), Integral Garage, Front and Rear Gardens and Parking. Viewing recommended,

Quick Overview

- Detached Bungalow with 2 Double Bedrooms
- 2 Reception Rooms and 2 Bath/Shower Rooms
- Cul-de-sac location
- Peaceful Situation
- Good sized outdoor space
- Integral Garage and Driveway Parking
- Large Lounge
- Conservatory
- Gas central heating
- Superfast Broadband speed 80mbps available*



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2



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80mbps



Parking & Garage

Property Reference: G2800



Hall



Bedroom 1



Bedroom 2



Lounge

Description Sherborne is a very desirable Detached Bungalow occupying a generous plot on a quiet residential cul-de-sac on the outskirts of the village of Allithwaite. The rooms are all of a good size in particular the Lounge which is full depth - there is easily enough space to accommodate both dining and lounge furniture enabling the current dining room to be used for another purpose if so desired - perhaps a spacious study/home office? This property will appeal across the board with its versatility, position, room sizes and generous, outdoor space.

The side door opens into the central Hallway which is spacious and split level, with cloaks cupboard and linen cupboard. There are 2 double Bedrooms, 1 with front and 1 with rear aspect, the main Bedroom has an En-Suite Shower Room which has a 3 piece white suite comprising WC, wash hand basin on a corner vanity unit, bidet and shower enclosure with power shower. The main bathroom is roomy with pale grey suite comprising bath with shower over, wash hand basin and WC - the walls are boarded with uPVC panelling and has recessed ceiling spot lights and chrome ladder radiator.

The Lounge is a lovely room of impressive proportions with pleasing outlook into the front garden. Gas fire with 'stone' surround and hearth. The Dining Room is open to the Conservatory which has direct access into the rear garden with attractive 'wooden' floor.

The Kitchen has a pleasing rear aspect and is furnished with a range of light wood wall and base cabinets - the wall cabinets extend to full height giving more storage space and a more modern look. Stainless steel sink unit, electric oven, space for under counter fridge and plumbing for dishwasher. From the Kitchen steps lead down to the useful Utility Side Porch with external door and door to Integral Garage. This space has room for washing machine, tumble drier and freezer if required and it also provides excellent storage for outdoor shoes and coats. The Garage has an electronic roller door, power, light and water.

To the front of the property is a pleasant garden with sunny aspect, level lawn and deep, well stocked borders. Securely gated pathways to both sides lead around to the Rear Garden which is mainly gravelled and paved for ease of maintenance, flower beds with some well established plants and shrubs are interspersed which add pretty bursts of colour.

Location Allithwaite is a small friendly village with excellent Primary School. Woodlands Drive sits just on the outskirts of the village. Grange over Sands is approximately 2 miles away and boasts amenities such as Medical Centre, Railway Station, Post Office, Library, Shops etc. Kents Bank Railway Station is closer at approx ½ a mile away.



Dining Room/Conservatory



Front Garden



Lounge



Kitchen



Conservatory



Garage

To reach the property proceed out of Grange-over-Sands in the direction of Allithwaite. At the top of Allithwaite just past Kirkhead Road bear left into Jack Hill and take the first left into Woodland Drive. Bear around to the right and Sherborne can be found shortly on the right hand side.

Accommodation (with approximate measurements)

Hallway

Bedroom 1 14' 11" max x 13' 11" max (4.57m max x 4.26m max) inc en-suite

En-Suite Shower Room

Bedroom 2 11' 0" x 10' 7" (3.37m x 3.25m)

Bathroom

Dining Room 10' 2" x 7' 3" (3.10m x 2.22m)

Conservatory 10' 7" x 9' 1" (3.24m x 2.79m)

Lounge 24' 11" max x 13' 8" max (7.62m max x 4.18m max)

Kitchen 10' 5" x 8' 9" (3.19m x 2.69m)

Utility Room 5' 6" x 5' 6" (1.69m x 1.68m)

Garage 16' 2" x 8' 11" (4.95m x 2.73m)

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

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

*Checked on <https://checker.ofcom.org.uk/> 05.06.23 not verified

Council Tax: Band E. Westmorland and Furness Council.

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

What3words:

<https://what3words.com/draw.exotic.grounded>

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 £800-£850 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Conservatory



Kitchen



Front



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.



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

Woodlands Drive, Allithwaite, Grange-Over-Sands, LA11

Approximate Area = 1420 sq ft / 131.9 sq m (includes garage)

For identification only - Not to scale



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: 994091

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