



## Grange-over-Sands

£335,000

Selworthy, Lyndene Drive, Grange-over-Sands, Cumbria, LA11 6QP

A super, traditional 1930's semi with attractive neutral décor though out, lovely views and ample parking.

Comprising Hallway, open Living/Dining Room, Kitchen, 3 Bedrooms, Bathroom, Terrace, Garden, Garage and Parking. Optional Woodland available.

Early viewing to appreciate this lovely home is highly recommended.

### Quick Overview

Semi Detached - 3 Double Bedrooms

1 Reception - 1 Bathroom

Popular Location

Superb Views

Pleasant neutral décor

Front and Rear Garden areas

Woodland available

New Kitchen & Bathroom

Ample Parking and Garage

Standard Broadband speed 25mbps available\*



3



1



1



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25 Mbps



Garage and  
Parking

Property Reference: G2805



Hall



Living/Dining Room



Living/Dining Room



Kitchen

**Description** This lovely, traditional 1930's semi will not disappoint. The property is well presented throughout with neutral décor, recently fitted Kitchen and Bathroom, wonderful views and ample parking. A much loved home for the last 23 years the vendors are now considering downsizing and reluctantly placing Selworthy on the open market.

The front door opens into the welcoming Hallway with wood effect laminate flooring. There is a large understairs cupboard with window which houses the central heating boiler. Stairs lead to the First Floor and a door opens into the open plan Lounge/Dining Room. Formerly two rooms now separated by a stone edged feature arch this large room benefits from dual aspect so is bathed in natural light. There are stunning open country views from the bay front window. Attractive multi-fuel stove is inset as a cosy focal point, The Kitchen is fitted with a range of light wood base units with contrasting white wood effect work surface. Electric oven, gas hob and stainless steel sink. Space for fridge freezer and under counter washing machine. Pantry cupboard and external door.

Upstairs are two double bedrooms, both with built in wardrobes. One with pleasant rear aspect and the master enjoying those wonderful open country views. Bedroom 3 is a generous single with similar pleasant views to the front. The Bathroom is modern with white suite comprising bath with shower over, low flush WC, wash hand basin and tasteful stone effect wall tiles.

Externally to the front is a well proportioned terrace which enjoys those superb open country views and is a lovely spot for an evening glass or morning coffee. The front garden is sloping with a good mix of mature plants and shrubs, ornamental pond and gravel pathway to the recently created parking spot at the bottom. The rear has a small decked area to comfortably accommodate a bistro table and chairs. Steps lead up to the Garage (with power and lights) and further parking.

**Optional Woodland** To the rear of the property there is a piece of woodland amounting to approximately 2.1 acres which has a variety of mature deciduous trees and holly bushes etc. There is also a small steel shed (8 x 10) on the land and currently there is parking for 2 cars. The access lane to the rear of Lyndene Drive is also included and provides access to all the neighbouring properties and must be kept clear at all times. There are no footpaths within the woodland, but there is a wayleave for ENWL to maintain an electric pole. A payment of approx £30 per year is paid to the Owners. Also included in the sale is a 6 '0" pedestrian right of way from the rear of Lyndene Drive to the access road at the front of properties.

**Location** Lyndene Drive is a popular residential location which combines the convenience of a short drive to the village of Lindale, into Grange or to the A590. Lindale is a small and friendly Lake District village with excellent Primary School and well regarded Public House. The larger town of Grange over Sands boasts amenities such as Railway Station. Medical Centre, Library, Post Office etc.



Kitchen



Living/Dining Room



Front Garden and Parking



Bedroom 1



Bedroom 2



Bathroom

To reach the property from Grange take the B5277 (past the railway station) towards Lindale. Go past the golf course on the right and Lyndene Drive is the next turn of the left hand side. Selworthy is the 7th House along on the left.

**Accommodation (with approximate measurements)**

**Hall**

**Lounge/Dining Room** 23' 4" x 10' 11" (7.13m x 3.35m) Max

**Kitchen** 13' 3" x 10' 4" (4.06m x 3.15m) Max

**Bedroom 1** 12' 0" x 10' 0" (3.68m x 3.07m) Max

**Bedroom 2** 12' 0" x 10' 11" (3.66m x 3.33m) Max

**Bedroom 3** 8' 7" x 7' 4" (2.62m x 2.26m)

**Bathroom**

**Garage** 16' 4" x 8' 11" (5.00m x 2.74m)

**Terrace**

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

**Tenure** Freehold.

Vacant possession upon completion.

\*Checked on <https://checker.ofcom.org.uk/23.6.23> not verified

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

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

**What3words** <https://what3words.com/daytime.helper.strictest>

**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 £850 - £900 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom 1



Bedroom 2



Front Garden



Woodland

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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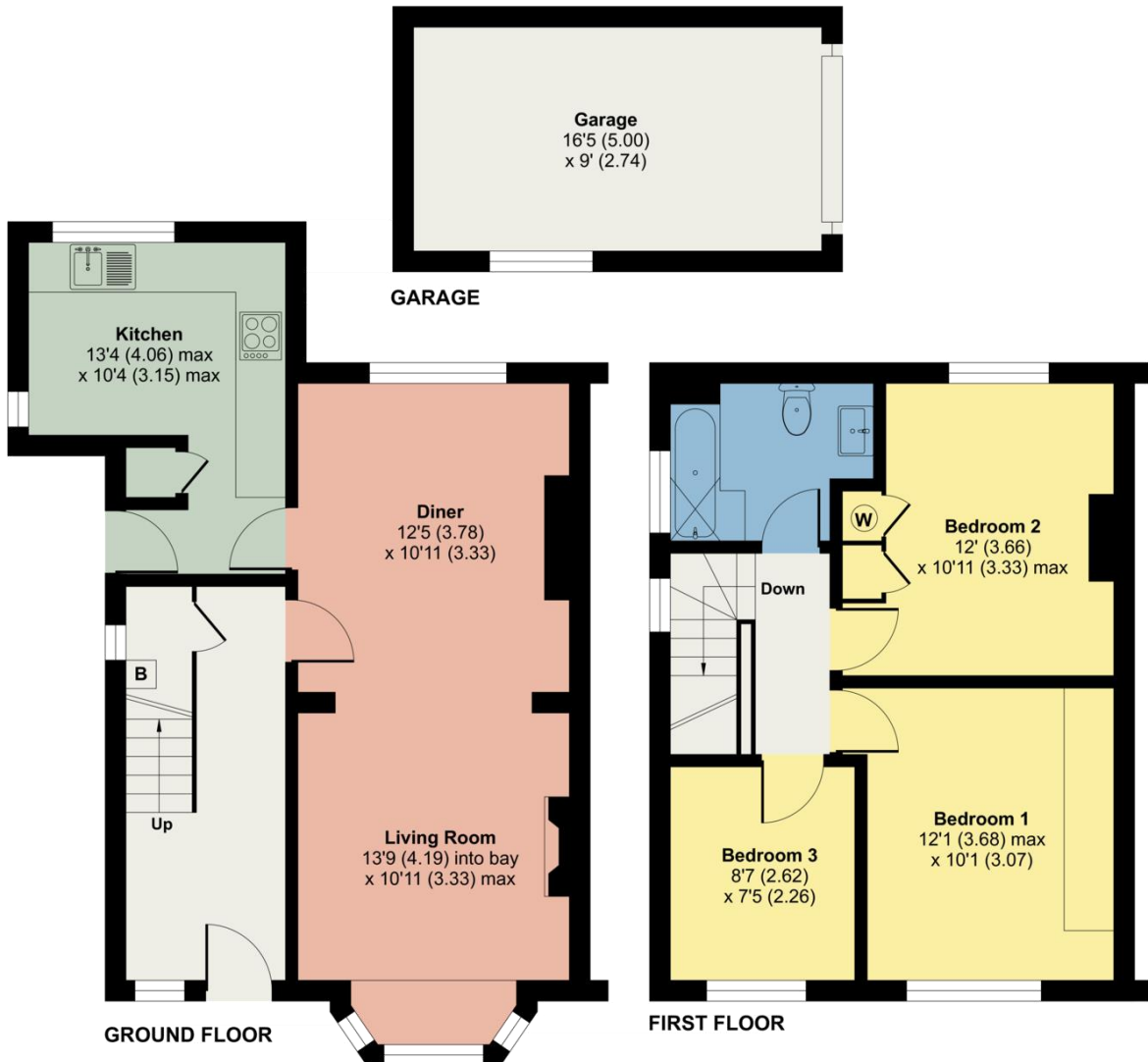
# Lyndene Drive, Grange-Over-Sands, LA11

Approximate Area = 942 sq ft / 87.5 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1090 sq ft / 101.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2023. Produced for Hackney & Leigh. REF: 1003357

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