



50 Kentsford Road, Grange-Over-Sands
£700,000 Freehold



50 Kentsford Road

Grange-Over-Sands

This impressive detached residence boasts outstanding views across Morecambe Bay and is set amidst beautiful gardens and grounds in a desirable residential area on the fringe of the historic seaside town of Grange-over Sands with its extensive range of shops, plus cafes, hotels, library, health care, railway station, post office and the mile long Promenade. The property is within walking distance of Kents Bank railway station and offers easy access to the Lake District National Park and M6 Motorway via the A590 at Lindale.

The well proportioned accommodation briefly comprises entrance hall, sitting, kitchen diner, bedroom with an en-suite, cloakroom and a utility room to the ground floor. The first floor offers two bedrooms one with an en-suite both with great views out across the bay and a family bathroom. There is a cellar as well with multiple room. The property benefits from double glazing and gas central heating.

Outside offers substantial landscaped gardens, ample driveway parking to the front and far reaching bay views.

GROUND FLOOR

SITTING ROOM

14' 7" x 14' 2" (4.45m x 4.32m)

Both max. Double glazed window, radiator, multi fuel charm wood sky fire stove, Karndeian flooring.

KITCHEN DINER

24' 8" x 11' 3" (7.53m x 3.42m)

Both max. Double glazed door, four double glazed windows, radiator, good range of base and wall units, sink, two Neff integrated ovens, Neff induction hob with extractor/filter over, space for fridge freezer, integrated dishwasher, quarts worktop and splashback, recessed spotlights, Karndeian flooring.

BEDROOM

11' 7" x 11' 6" (3.54m x 3.51m)

Both max. Double glazed door, radiator, built in cupboard, Karndeian flooring.

EN-SUITE

10' 6" x 3' 10" (3.20m x 1.17m)

Both max. Double glazed window, radiator, three piece suite comprises W.C. wash hand basin, fully panelled shower cubicle with thermostatic shower fitment, extractor fan, Karndeian flooring.

CLOAKROOM

6' 2" x 2' 10" (1.89m x 0.86m)

Both max. Double glazed window, W.C. wash hand basin to vanity, Karndeian flooring.

UTILITY ROOM

6' 2" x 5' 11" (1.87m x 1.81m)

Both max. Double glazed window, radiator, base and wall units, plumbing for washer dryer, Karndeian flooring.

ENTRANCE HALL

18' 7" x 8' 9" (5.66m x 2.67m)

Both max. Double glazed door, radiator, Oak staircase, Karndeian flooring.





FIRST FLOOR

BEDROOM

15' 11" x 13' 9" (4.85m x 4.20m)

Both max. Two double glazed windows, radiator, two built in walk in cupboards.

EN-SUITE

11' 7" x 5' 10" (3.54m x 1.79m)

Both max. Double glazed Velux window, radiator, three piece suite comprises, W.C. wash hand basin, fully tiled shower cubicle with thermostatic shower fitment, extractor fan, recessed spotlights.

BEDROOM

15' 3" x 10' 5" (4.64m x 3.18m)

Both max. Two double glazed windows, radiator, built in walk in cupboard.

BATHROOM

6' 2" x 5' 10" (1.87m x 1.77m)

Both max. Double glazed window, radiator, three piece suite comprising W.C. wash hand basin and bath with thermostatic shower over, partial tiling to walls, extractor fan.

LANDING

6' 6" x 3' 3" (1.97m x 1.00m)

Both max. Loft access.





OUTSIDE

To the rear of the property is a well maintained enclosed garden with a wood store, well stocked borders and a patio seating area. To the front is a well kept lawn with established hedges, borders and rockery features.

OFF ROAD

Ample driveway parking for five vehicles

EPC RATING E

SERVICES

Mains electric, mains gas, mains water, mains drainage.

COUNCIL TAX: BAND F

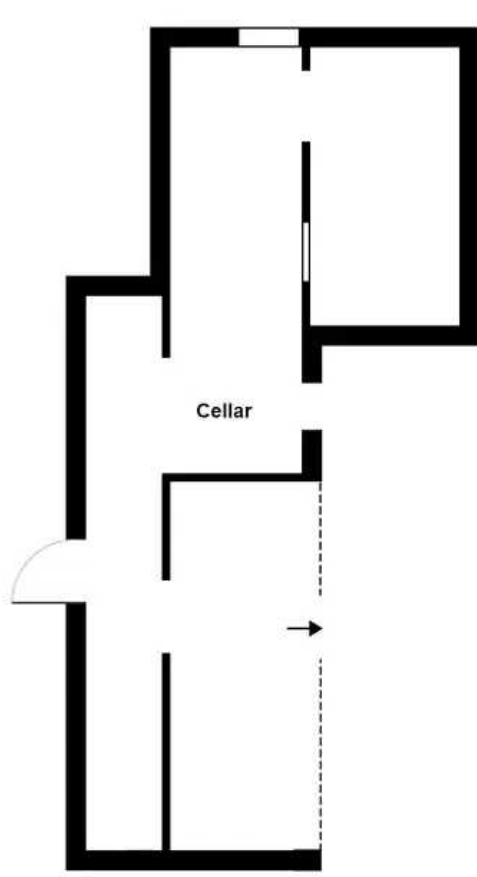
TENURE: FREEHOLD

DIRECTIONS

From Grange over Sands Main Street heading towards Allithwaite take the first exit at the next roundabout onto The Esplanade and continue along the B5277 to Allithwaite Road. Turn left in to Carter Road and bear right in to Kentsford Road to find number 50 located on the right.

WHAT3WORDS: stubbed.shun.lays





Cellar

Cellar



Balcony

Living Room

Hall

Dining Kitchen

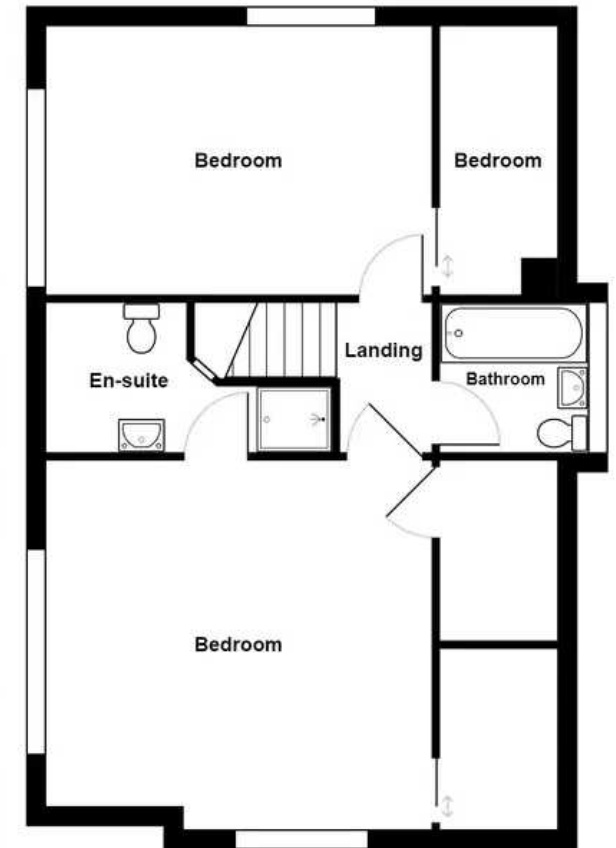
Utility Room

WC

En-suite

Bedroom

Ground Floor



En-suite

Landing

Bedroom

Bedroom

Bathroom

Bedroom

First Floor

50 Kentsford Road, Grange-Over-Sands

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