



Flookburgh

£295,000

63 Main Street, Flookburgh, Grange-over-Sands, Cumbria,
LA11 7LB

A spacious 3 Bedroom Detached House which is an ideal Family Home with Integral Garage and Parking.

Comprising Entrance Hall, Lounge, Dining Room, Breakfast Kitchen, Shower Room and Integral Garage on the Ground Floor; 3 Bedrooms and Bathroom to the First Floor.

Quick Overview

Detached House - 3 Bedrooms
2 Reception Room - 2 Bath/Shower Rooms
Level walk into Flookburgh Square
Integral Garage
Enclosed Garden
Gas central heating
Cark railway station only 5 mins away
Holker Hall and Historic Cartmel close by.
Superfast Broadband speed 58mbps available*



3



2



1



E



58 Mbps



Garage

Property Reference: G2825



Sitting Room



Kitchen



Shower Room



Office/Dining Room

Description: 63 Main Street is a 3 Bedroom Home, ideal for the modern Family. The Covered Entrance with 2 steps leads up to the half glazed double glazed entrance door which leads into the Entrance Hall with laminate floor and stairs to the First Floor. The Lounge is a well proportioned room with double glazed sliding doors into the garden and attractive timber fireplace with marble effect inset and hearth with a coal effect gas fire. The Breakfast Kitchen has a range of light green wall and base units with oak worktop and inset Belfast sink. Built-in oven and hob and space and plumbing for dishwasher. Half glazed rear entrance door and pleasant aspect into the rear garden.

The Dining Room is currently utilised as an Office and has a front aspect with 2 cottage style windows. The Shower Room has a walk-in shower, pedestal wash basin and WC. From the Entrance Hall the return staircase leads to the First Floor with access to all 3 Bedrooms and Bathroom. There are 2 Double Rooms both with cottage style windows and a good sized Single Room with velux window and under-eaves access. The Bathroom has a white suite comprising roll top bath with Victorian style shower attachment, wash hand basin and WC. Velux window, part panelled walls and under-eaves storage.

From the Entrance Hall there is access to the Integral Garage with up and over door, side window and gas central heating boiler. There is a side access by the Garage which leads around to the private rear garden which is mainly laid to lawn with patio area, raised flower border and some mature shrubs.

Location: Located within the village of Flookburgh which boasts amenities such as Doctors Surgery, Post Office, Public House, Convenience Store, Chemist, Fish and Chip shop etc. Plus a train station and lovely garden centre just a little further along in the village of Cark. The highly regarded village of Cartmel is a 5 minute drive away and the picturesque Edwardian town of Grange over Sands is some 10 minutes away.

To reach the property from our office proceed out of Grange in the direction of Flookburgh. Go through Allithwaite and into Flookburgh, when you reach The Square, go straight ahead into Main Street. Go past the turning for Ravenstown and No.63 is shortly on the left hand side.

Accommodation (with approximate measurements)

Covered Entrance

Entrance Hall

Lounge 16' 2" x 12' 6" (4.94m x 3.83m)

Breakfast Kitchen 11' 5" x 11' 1" (3.49m x 3.40m)

Dining Room 11' 6" x 9' 11" (3.51m x 3.03m)

Shower Room

Bedroom 1 14' 6" x 12' 10" (4.43m x 3.93m)

Bedroom 2 11' 5" x 9' 11" (3.48m x 3.03m)

Bedroom 3 11' 5" x 8' 11" (3.50m x 2.72m)

Bathroom

Integral Garage 18' 6" x 8' 6" (5.66m x 2.61m)

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/> 12.8.23 not verified

Council Tax: Band D. Westmorland and Furness Council.

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

What3words:

<https://what3words.com/upstarts.slap.capillary>

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

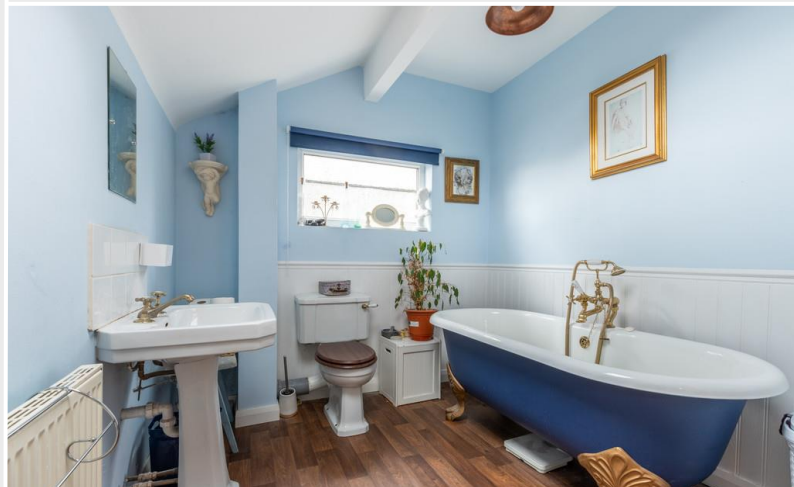
Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £850 - £900 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom 1



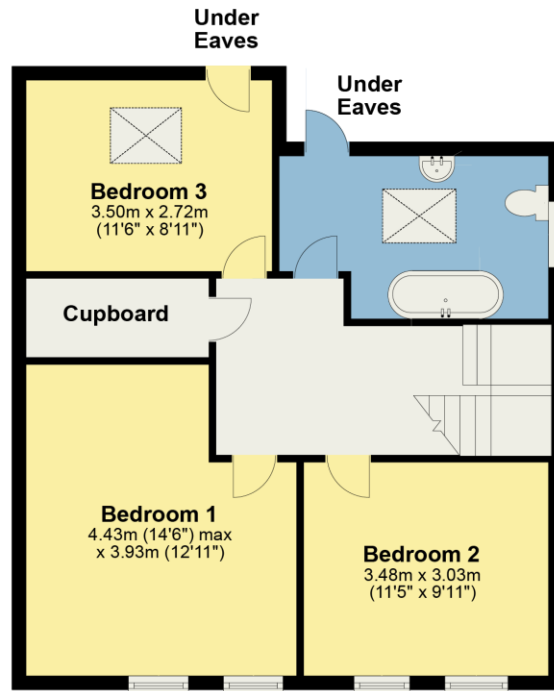
Bedroom 2



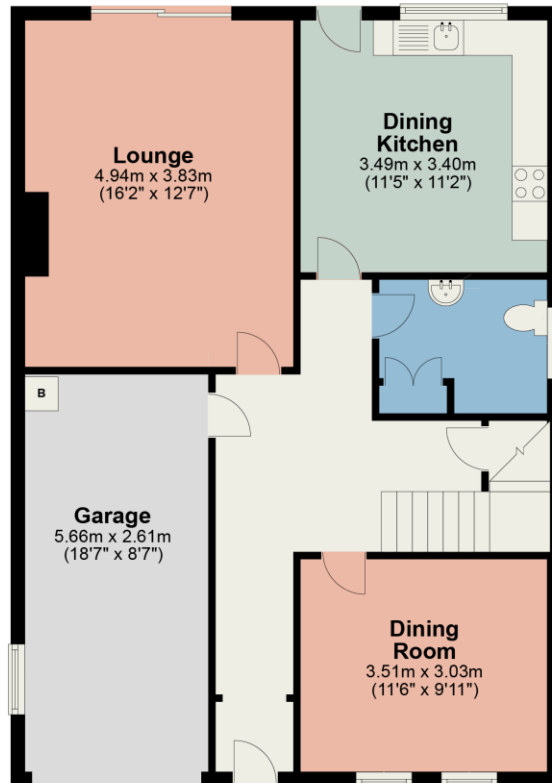
Bathroom



Garden



First Floor



Ground Floor

Total area: approx. 137.8 sq. metres (1483.2 sq. feet)

For illustrative purposes only. Not to scale. REF: G2825

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