



Grange-over-Sands

£485,000

Brackenwood, Methven Road, Grange-over-Sands, Cumbria, LA11 7DU

A wonderful, well presented, Detached Bungalow in an elevated, slightly sloping site and desirable residential area with excellent outdoor space and some super views towards Morecambe Bay.

Comprising Hallway, Lounge, Dining Room, Kitchen, Utility Room, Boiler Room, Cloakroom, 2 Double Bedrooms, Bathroom, Garage, Gardens, Greenhouse, Shed, Parking and Car Port. Early viewings recommended.

Quick Overview

Detached Bungalow - 2 Double Bedrooms
 2 Reception Rooms - 1 Bathroom + Cloakroom
 Outskirts of town
 Peaceful, residential area
 Splendid views towards Morecambe Bay
 Greenhouse, Shed and Car Port
 Good sized Garden
 Neatly presented
 Garage, Carport and Parking
 Superfast Broadband speed 55 mbps available*



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1



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55 mbps



Parking, Garage & Car Port

Property Reference: G2856



Hallway



Lounge



Kitchen



Dining Room

Description Brackenwood is a spacious, neatly presented, warm and welcoming Detached True Bungalow which has been owned and well maintained by the current vendor for over 17 years. The enviable location is further enhanced by super bay views, well proportioned living accommodation, excellent, generous gardens and neutral décor.

The covered front door opens into the 'L' shaped Hallway with picture rail and useful cloaks cupboard. The Lounge is of generous proportions and enjoys a good level of natural light with dual aspect. The window to the side provides breath-taking views towards Morecambe Bay and the front window towards Arnside and the Yorkshire Dales on a clear day! The living flame gas fire with polished stone hearth and off-white surround creates a cosy feeling for the chillier evenings. An open archway gives access to the ample, formal dining room with side aspect and similar superb bay views.

The Kitchen is a good size and furnished with a good range of 'Oak' fronted wall and base cabinets incorporating the 1½ bowl stainless steel sink unit. Built-in 'Bosch' oven, microwave and dishwasher and 'NEFF' ceramic hob. Walkway to Utility Room where there is an integrated fridge and wine rack within the recessed area. Utility Room (with internal window to Kitchen), glazed sliding doors, Karndean floor and plumbing for automatic washing machine. Door to Boiler Room with shelving, space for freezer and tumble drier if desired and of course the wall mounted central heating boiler. Also off the Utility Room is a Cloakroom with low flush WC and small, wall mounted wash hand basin, xpelair and frosted window.

Both Bedrooms are Doubles with Bedroom 1 being especially generous and also having a recessed wardrobe. Bedroom 1 has a front aspect with lovely views towards Morecambe Bay and Bedroom 2 has a woodland aspect to the rear. The main Bathroom has a 4 piece white suite comprising corner shower enclosure, bath, pedestal wash hand basin and WC. Xpelair.

The Attached Garage has power and light, uPVC window, up and over door and personal door to the rear. Space for chest freezer and tumble drier within the Garage. There is also a useful Carport to the side. The private Driveway provides additional parking for 2 cars

The Gardens are lovely and private and is enclosed by stone walls or fenced boundaries. The main side garden has a lightly sloping lawn and is surrounded by planted borders. There are 2 paved patio areas which take full advantage of the excellent views over the garden towards Morecambe Bay. At the bottom of the garden there is a former Vegetable Plot, Greenhouse and timber Shed.

The Rear is mostly paved/gravelled for ease with a large area of attractive, original limestone pavement - this is a very private part of the garden being bordered by privately owned woodland. To the front is a well stocked garden with a variety of

shrubs/flowers which provided a profusion of colour throughout the year.

Location Brackenwood is located at the head of this desirable and peaceful residential cul-de-sac which backs onto private woodland.

Methven Road is approx 15 minute walk from the centre of town or less than a 5 minute car journey. Grange is served by a good many amenities including Railway Station, Medical Centre, Primary School, Library, Post Office, Cafes, Shops and Tea Rooms, Bakeries and an award winning Butchers. The mile long, level, Edwardian Promenade is picturesque as are the lovely Ornamental Gardens and Band Stand!

Upon leaving the centre of Grange, travelling westwards, past the Fire Station, take the next right into Methven Road. Follow the road up the hill, bearing right at the corner. Brackenwood is at the head of the cul-de-sac.

Accommodation (with approximate measurements)

Hallway

Lounge 19' 10" x 12' 0" (6.07m x 3.66m)

Dining Room 10' 9" x 9' 10" (3.30m x 3.02m)

Kitchen 11' 5" x 10' 9" (3.5m x 3.28m)

Utility Room 6' 5" x 5' 10" (1.96m x 1.80m)

Boiler Room 6' 0" x 3' 11" (1.84m x 1.21m)

Cloakroom/WC

Bedroom 1 15' 10" x 11' 11" (4.83m x 3.64m)

Bedroom 2 13' 8" x 10' 9" (4.18m x 3.30m)

Bathroom

Garage 17' 10" x 11' 10" max (5.46m x 3.63m max)

Carport 15' 7" x 9' 6" (4.77m x 2.92m)

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/> 13.11.23 not verified

Council Tax: Band E. South Lakeland District Council.

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

What3words

<https://what3words.com/inserting.processes.scary>

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 - £875 per calendar month. For further information and our terms and conditions please contact our Grange Office



Utility Room



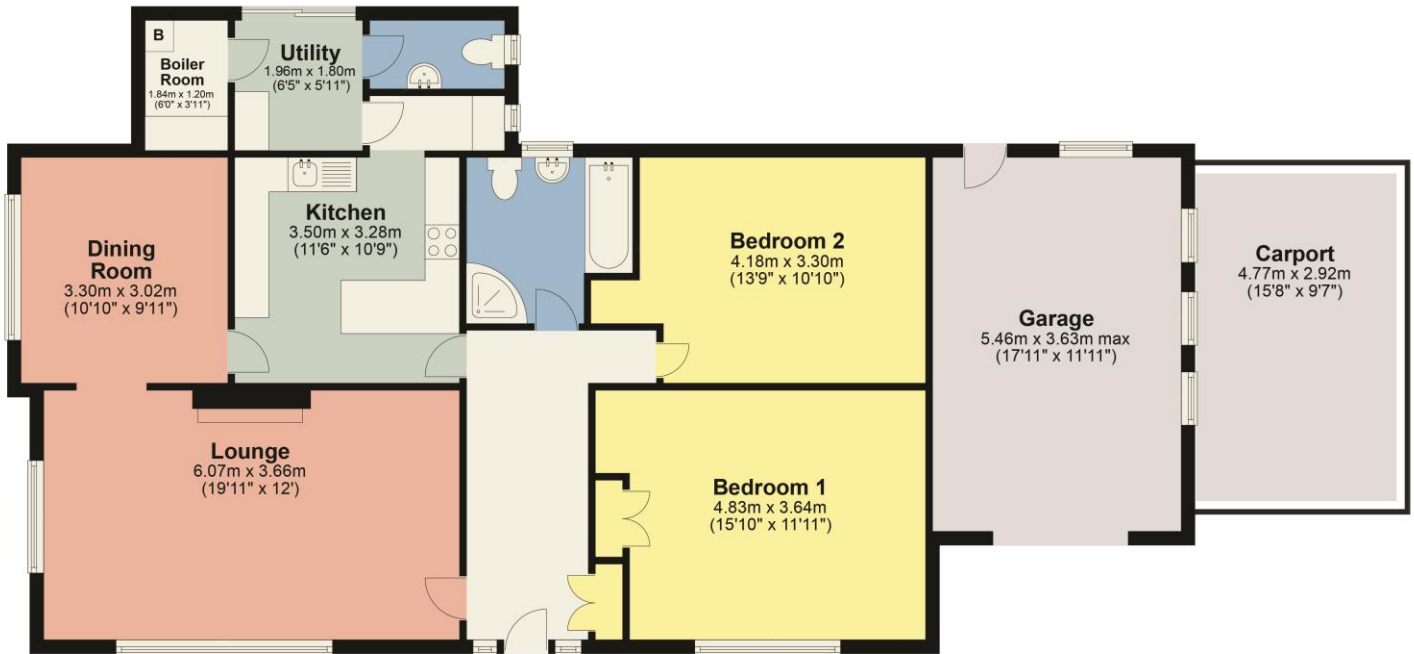
Bedroom 1



Bedroom 2



Garden



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF G2856

A thought from the owners... "This is a very light, bright place to live, with lovely views".

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