



## Allithwaite

**£320,000**

12 Templand Park, Allithwaite, Grange-over-Sands,  
Cumbria, LA11 7QS

A lovely, detached, well presented Dormer Bungalow in a quiet residential area within the popular village of Allithwaite.

Comprising Hallway, Lounge/Dining Room, Kitchen, Side Porch, Bedroom 1 and Bathroom to the Ground Floor. 2 Double Bedrooms and Shower Room to the First Floor. Garage, Garden and Parking. Viewing highly recommended.

### Quick Overview

Detached - 3 Double Bedrooms  
1 Reception - 2 Bath/Shower Rooms  
Edge of Village Location  
Well presented  
Versatile layout  
Front and Rear Garden  
Garage  
Driveway Parking  
Garden to front and rear  
Superfast Broadband speed 57 mbps available\*



3



2



1



D



Superfast  
Broadband



Garage and  
Driveway Parking

Property Reference: G2863



Hallway



Lounge/Dining Room



Bedroom 3



Bathroom

**Description:** 12 Templand Park is a lovely example of a 3 Bedroom Detached Family Home. The property is well maintained, neutrally decorated throughout and boasts a versatile layout. This home has been owned and improved by the current owners since 2006 and is now very reluctantly offered for sale.

The attractive, uPVC navy blue front door opens into the spacious light Hallway with full height ceiling, 'Velux' roof window, double cloaks cupboard and stairs rising to the First Floor. The Lounge/Dining Room is spacious and bright with full depth front window and sliding French doors to the Rear Garden. This room easily accommodates both lounge and dining furniture and the central feature is the wall mounted Valour Icon live inset pebble effect gas fire with 4kw output.

The Kitchen is a generous, square room furnished with white wall and base cabinets with contrasting work-surface incorporating the 1½ bowl stainless steel sink unit. Built-in electric oven and gas hob. Space for washing machine, dishwasher and fridge freezer. There is also space for a small breakfast table if required.

Door to Rear Porch which is a useful space and leads out to the Rear Garden.

Dining Room/Bedroom 3 has a rear aspect into the garden and is a well proportioned room with several fitted wardrobes. This Ground Floor room will appeal to those seeking a Bungalow with extra space for guests or family upstairs. Of course, it could also be used as a sizeable Study for the home workers or maybe a formal Dining Room depending on your needs. The Bathroom has a modern white suite comprising WC, bath with shower over and wall mounted wash hand basin complemented by the part tiled walls.

The First Floor has 2 Double Bedrooms to either side, both with rear aspect, a range of fitted bedroom furniture and both with extensive eaves storage (1 housing the gas central heating combi boiler).

The Shower Room has a 3 piece white suite comprising WC, wash hand basin on vanity unit and corner shower enclosure.

The Detached, single Garage has an up and over door, power, light and water. Parking on the block paved driveway for 2 vehicles. The Gardens are quite low maintenance. The Rear Garden is gated and has an area of level lawn, deep borders, paved patio and raised decked area which is ideal for outdoor entertaining! Timber Shed with side window. The Front Garden has a level lawn with feature brick set circled area.

**Location:** Allithwaite is a popular Village with an excellent Primary School, well known Public House and Restaurant, Community Centre which is the hub of many events and social gatherings in the village with Bowling Green, Football Pitch, Skate Board and Bike Track (Pump Track)! There is also a Village Shop due to open later in the year (2024). Cartmel is a walk or short drive away with Secondary School, famous Cartmel Races and Sticky Toffee Pudding, plus several pubs and fine eateries





Kitchen



Lounge/Dining Room





Landing



Bedroom 1



Bedroom 2



Shower Room

including L'Enclume Restaurant.

Grange is a short car ride away where there are a wider range of amenities such as Medical Centre, Post Office and Train Station.

To reach the property travel out of Grange in the direction of Allithwaite. Upon reaching the village, drop down the hill and turn right into Church Road. Follow the road and turn left into Vicarage Lane. Proceed up the hill and keep left into Boarbank Lane and then right into Templand Park. Go around the corner and No.12 is shortly on the right hand side.

#### Accommodation (with approximate measurements)

Entrance Hallway

Lounge/Dining Room 24' 1" x 11' 9" (7.34m x 3.58m)

Kitchen 12' 10" x 11' 11" (3.91m x 3.63m)

Side Porch

Dining Room/Bedroom 3 11' 9" x 10' 9" (3.58m x 3.28m)

Bathroom

Bedroom 1 12' 3" x 10' 8" (3.73m x 3.25m)

Bedroom 2 12' 0" inc wardrobes x 11' 9" (3.66m inc wardrobes x 3.58m)

Shower Room

Garage 16' 4" x 9' 7" (4.98m x 2.92m)

Timber Shed 7' 9" x 5' 9" (2.36m x 1.75m)

**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/> 10.01.24 not verified\*

**Note:** This property can only be used as a Private Dwelling House.

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

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

**What3words:** <https://what3words.com/hoble.minus.merge>

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

**Residential Lettings:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £825 - £875 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bedroom 1



Bedroom 2





Rear Garden



Rear Garden

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.

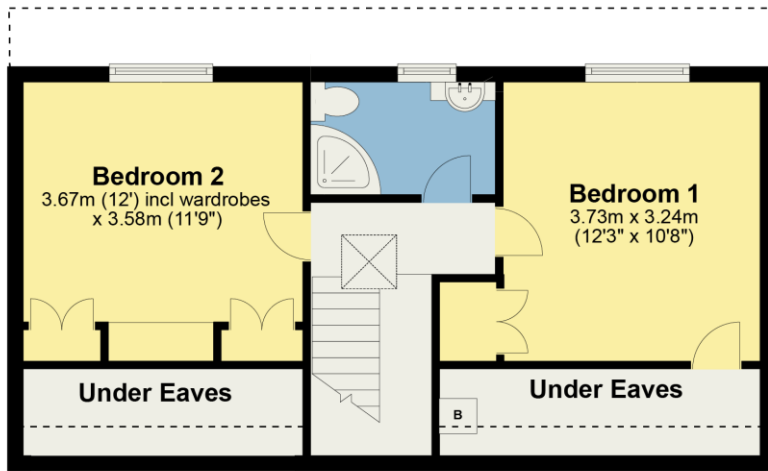


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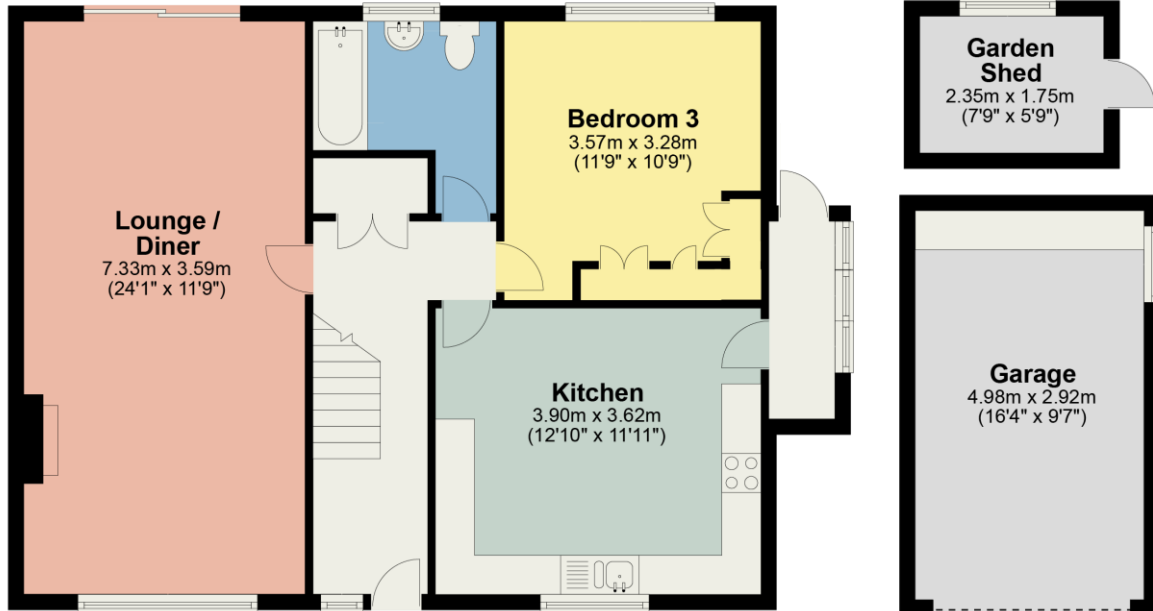


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**First Floor**



**Ground Floor**

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: G2863

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 23/01/2024.