



10 Dixon Wood Close, Lindale

Offers Over £485,000



Your Local Estate Agents **Thomson Hayton Winkley**



10 Dixon Wood Close

Lindale, Grange-Over-Sands

A well proportioned detached property pleasantly located within the popular village of Lindale. The property is within easy access to the village amenities including a public house, church, post office and village hall and with Lindale being convenient for Edwardian town of Grange-over-Sands with its many facilities including shops, banks, the promenade and railway station.

The property which is part renovated by the owners, would be ideal for a family to bring it to its full potential briefly comprising entrance hall, two reception rooms one having a log burner, kitchen and cloakroom to the ground floor. The lower ground floor has a snug/bedroom with access to a cloakroom and a hallways which accesses the double garage. On the first floor there are four bedrooms with one having an en-suite and a family bathroom. The property benefits from double glazing and gas central heating.

Outside there are well kept gardens to the front side and rear which looks out to the surrounding fields. Off road parking and an integral double garage.

Council Tax band: F

Tenure: Freehold

LOWER GROUND FLOOR

SNUG/BEDROOM

13' 1" x 12' 0" (3.98m x 3.67m)

Both max. Double glazed door to garden, double glazed window, two radiators, fitted wardrobe and cupboards, wash hand basin to vanity, gas boiler.

CLOAKROOM

7' 4" x 3' 3" (2.23m x 1.00m)

Both max. Double glazed window, W.C. fully tiled walls.

HALLWAY

8' 9" x 4' 2" (2.66m x 1.26m)

Both max. Built in cupboards, access to garages.

GROUND FLOOR

ENTRANCE HALL

18' 4" x 6' 11" (5.59m x 2.11m)

Both max. Double glazed door, double glazed windows, radiator, understairs storage.

SITTING ROOM

25' 9" x 18' 8" (7.86m x 5.68m)

Both max. Double glazed sliding door to balcony, 2 double glazed windows, three radiators, log burning stove, recessed spotlights, access to lower ground floor.

KITCHEN

19' 10" x 15' 11" (6.05m x 4.86m)

Both max. Double glazed door, double glazed window, radiator, good range of base and wall units, stainless steel sink, integrated oven, hob with extractor/filter over, integrated microwave, integrated appliance's including fridge, freezer, dishwasher, washing machine and dryer, tiled splashback, recessed spotlights, built in cupboard, tiled flooring.

LOUNGE

14' 0" x 10' 4" (4.27m x 3.15m)

Both max. Double glazed window, radiator.

CLOAKROOM

3' 10" x 2' 7" (1.18m x 0.80m)

Both max. W.C, wash hand basin to vanity, partial tiling to walls, tiled flooring.





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GARDEN

A charming well kept garden to the rear with beautiful views out across the fields through the trees. The rear garden has well kept lawns leading to rear where a play house can be found. The garden is enclosed by trees and hedges which gives the garden a nice private feeling. To the side and front of the property there are more lawn areas which are well kept and also have ample space for garden furniture.

GARAGE

Single Garage

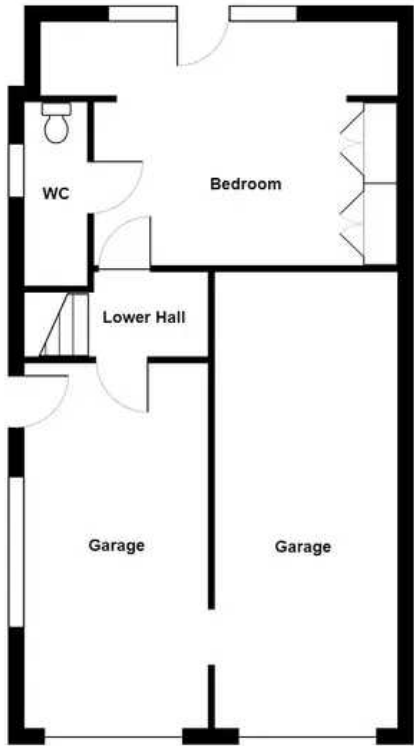
22' 17" x 8' 72" (6.76m x 2.66m) Up and over garage door, light and power.

GARAGE

Single Garage

17' 71" x 9' 31" (5.40m x 2.84m) Up and over garage door, double glazed door, double glazed window, light and power.





Lower Ground Floor



Ground Floor



First Floor

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Total Area: 230.8 m² ... 2484 ft²

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