



## Grange-over-Sands

£375,000

14 Nutwood Manor, Windermere Road, Grange-over-Sands, Cumbria, LA11 6EY

Part of the Nutwood Manor residential development, No.14 is a superb Mews Style End Terraced property, presented to a high standard throughout with spacious, light rooms and simply breathtaking bay views to the front and a lovely woodland aspect to the rear.

Comprising Hallway with Integral Garage off, Utility Room and Study to the Ground Floor. Lounge with Balcony, Dining Kitchen and Cloakroom to the First floor and 3 Bedrooms (1 en-suite) and Bathroom to the Second Floor. Delightful Rear Garden, Driveway parking for 3 cars plus additional Visitor Parking. Early viewing advised.

### Quick Overview

Mews Style, End Terraced - 3 Bedrooms  
 1 Reception - 2 Bath/Shower Rooms  
 Magnificent Bay Views  
 Quiet, residential development  
 Walking distance to town and Railway Station  
 Well presented throughout  
 Versatile layout  
 Pleasing walks from the doorstep  
 Garden, Garage and Parking  
 Superfast Broadband speed 76mbps available\*



3



2



1



C



76 Mbps



Parking for 2-3 cars

Property Reference: G2876



Hall



Study



Landing



Lounge

**Description** Built by renowned builders 'Priory Building', around 2000, this highly regarded, peaceful residential development comprises of a cluster of high end, individual homes. No.14, has for the last 6 years, been a second home so only had very light use and as such is in immaculate condition throughout. This property is versatile, light and bright with generously proportioned rooms and simply magnificent bay views to the front and an enchanting woodland aspect to the rear.

The Covered Entrance opens into the Hallway which is spacious and welcoming with light neutral decor and wood effect laminate flooring. Large under stairs cupboard and an additional alcove to hang outdoor wear and housing the wall mounted gas central heating boiler. A door leads into the Integral Garage with power, light and water and a door through to the Utility Room. The Utility is sizeable and provides enough space for a small workshop perhaps and houses a base cupboard with stainless steel sink. Ample space for additional freezer and tumble dryer and the 'Bosch' washing machine is included in the sale. From the Hallway a door leads into the well placed Study. Set away from the main living area, the Study has a side window and ample space for a desk and shelving.

The stairs (with attractive, recently fitted, striped carpet) leads to the First Floor Landing with side window.

The Dining Kitchen is full width with ample space for formal dining. A window and double French doors enjoy access and aspect into the pretty, and private Rear Garden which adjoins Eggerslack Woods. The attractive kitchen cabinets are light wood with contrasting white work surface and 1½ bowl stainless steel sink unit. Integrated appliances include dishwasher, 'Bosch' electric oven, microwave and 'NEFF' gas hob with extractor over and the free-standing fridge freezer is also included. Wood effect laminate flooring. The Lounge is a superb room with sliding doors leading to the balcony. From here there are the most stunning and breath-taking views towards Morecambe Bay. Attractive fireplace with stone surround and fitted gas fire. The Balcony is an absolute joy. What a beautiful spot for morning coffee or evening drinks with the peace, tranquility and of course the sublime bay view.

The Cloakroom on this floor is not only very convenient it is modern and tasteful with contemporary two piece suite comprising WC with concealed cistern and storage to the side and wash hand basin on a wall mounted vanity unit. High gloss, soft grey subway wall tiles and attractive, muted Moroccan style floor tiles.

On the Second Floor there are 3 Bedrooms. Bedroom 1 is dominated by the most stunning bay view which hits you as soon as you enter the room - absolutely breath-taking. This double Bedroom has an extensive range of light wood fitted furniture. The En-Suite Shower Room has a corner shower, pedestal wash hand basin and WC with concealed cisterns and storage. Bedroom 2 is a good double with pleasant rear woodland aspect and Bedroom 3 is a large single with velux and rear window with pleasing outlook.



Lounge



Balcony views



Lounge



Dining Kitchen



Cloakroom



Bedroom 3

The family Bathroom has a 'Velux' roof window, is tiled and has a generous linen cupboard housing the hot water cylinder. There is a 3 piece white suite comprising bath with shower over, WC with concealed cistern and pedestal wash hand basin.

Outside the Rear Garden is quite low maintenance with decked area directly outside the Kitchen Diner - lovely for outdoor dining. There are 2 small areas of lawn with raised rockery beds and gated access to the Visitor Parking Area and Eggerslack Woods. To the side there is a good sized gravelled area with timber store and bin store. Parking is provided on the brick set driveway for 3 vehicles.

The contents are available for purchase (apart from personal effects) subject to further negotiations.

**Location** Discreetly situated on the outskirts of the town, only five minutes walk from the promenade and Grange railway station with good connections to the rest of the country. The main Town Centre is just a little further on where every day amenities can be found.

The main town centre can also be accessed by a pleasant ten minute walk from the rear of the properties which emerges near the library.

To reach the property proceed down Main Street in the direction of Lindale, upon reaching the mini-roundabout take the first exit onto Windermere Road. Take the second left into the shared driveway. Continue up the hill keeping right, follow the drive around the left hand corner and No.14 is immediately in front of you on the right hand side.

#### Accommodation (with approximate measurements)

##### Entrance Hall

Utility Room 10' 5" x 8' 0" (3.18m x 2.44m)

Study 7' 6" x 6' 8" (2.29m x 2.03m)

Dining Kitchen 17' 9" x 10' 7" (5.41m x 3.23m)

Lounge 15' 8" x 10' 6" (4.78m x 3.2m)

Balcony 10' 5" x 4' 2" (3.19m x 1.29m)

##### Cloakroom

Bedroom 1 11' 11" x 10' 6" (3.63m x 3.2m)

##### En-Suite Shower Room

Bedroom 2 10' 6" x 10' 6" (3.2m x 3.2m)

Bedroom 3 10' 6" x 6' 11" (3.2m x 2.11m)

##### Bathroom

Integral Garage 18' 6" x 10' 7" (5.64m x 3.23m)

**Services:** Mains water, electricity, gas and drainage. Gas underfloor heating.

**Tenure:** Leasehold. Subject to a 999 year lease dated 1st Jan 2002. Vacant possession upon completion. No upper chain.

\*Checked on <https://checker.ofcom.org.uk/>



Dining Kitchen



Bedroom 1



Bedroom 2



Rear Garden



Rear Aspect

**Management Charges:** The Service Charge is £421.54 per annum up to the 31st October 2024 for the communal costs of the site. A copy of the lease is available for inspection at the Grange Office.

**Note:** This property may not be used for commercial short term lettings (being lettings of a duration less than six months each).

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

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

**What3words** <https://what3words.com/rollover.pods.circles>

**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 £1100 - £1200 per calendar month. For further information and our terms and conditions please contact our Grange Office.

## 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.

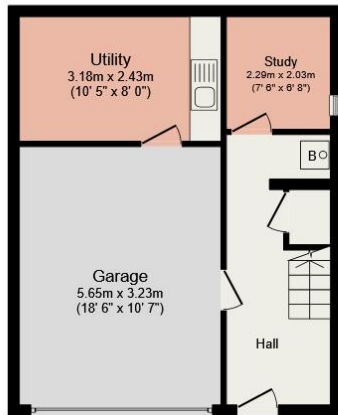


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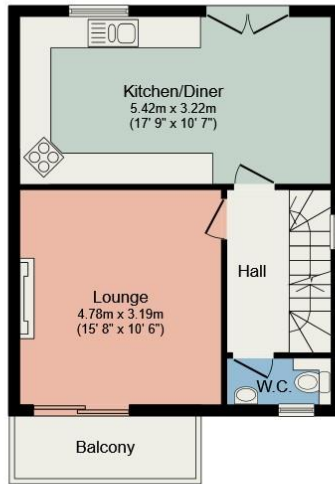


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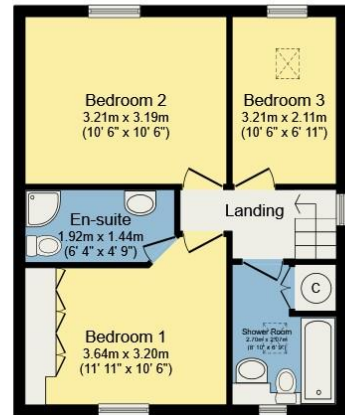
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**Ground Floor**



**First Floor**



**Second Floor**

**Total floor area 133.5 m<sup>2</sup> (1,436 sq.ft.) approx**

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.