



Grange-over-Sands

£370,000

Somerleyton, 19 Grange Fell Road, Grange-over-Sands,
Cumbria, LA11 6AF

A super, nicely presented 3 Bedroom Semi Detached House with Garage, Parking and Garden in an elevated location with excellent views to Morecambe Bay from the First Floor.

Comprising Entrance Hall, Lounge/Dining Room, Kitchen, Utility Porch and WC on the Ground Floor: 3 Bedrooms and Bathroom on the First Floor.

Viewing highly recommended.

Quick Overview

Semi Detached - 3 Bedrooms
Double Reception Room - 1 Bathroom
Stunning Bay views from front bedrooms
Tucked away, private location
Welcoming and homely
Excellent family home
Convenient for town and local walks
Nicely presented
Parking and Garage
Superfast Broadband speed 80mbps available*



3



2



1



E



80 Mbps



Garage and
Parking

Property Reference: G2891



Hall



Lounge



Kitchen



Utility

Description There is often a real shortage of traditional, Semi-Detached Family Homes in this area and this one offers so much. Somerleyton is a 1930's Semi-Detached home with some lovely original features of the era such as high coved ceilings, picture rails and bay windows - it has a warm, welcoming and homely feeling throughout. The rooms are well proportioned and sunny with lots of natural light.

One wonderful major benefit of this lovely home is the stunning Bay view from the Master Bedroom - a real bonus so often sought in the area. This delightful property will certainly appeal to families but will likely have a broader appeal too.

Steps lead up to the front door which opens into the Hallway being spacious and light with neutral décor, large under-stairs storage cupboard with internal window, feature round window to the front, stairs to the First Floor and access to the Ground Floor Rooms. The 2 Reception Rooms have been made into 1 spacious Lounge/Dining Room which enjoys a dual aspect with attractive, traditional bay window to the front which provides a glimpse of Morecambe Bay. Attractive open fire with ornate cream surround. The 'Dining Area' has sliding patio doors to the Rear Garden and gas fire with back boiler.

The Kitchen is furnished with a range of cream wall and base units with contrasting dark work-surface and inset white sink. Space for slimline dishwasher, upright fridge freezer and built-in electric oven and gas hob. Charming 'bay' window to the rear with window seat. Engineered wooden floor and small, recessed Pantry cupboard. Door to Utility Porch with plumbing for washing machine and external rear door. Useful Ground Floor Cloakroom with second, feature circular window, white WC with small wall mounted wash hand basin.

From the Entrance Hall, stairs lead up to the First Floor Landing with attractive, original, stained glass window and loft hatch with pull down ladder which provides access to the partially boarded loft with light. Currently used for storage but perhaps, with relevant consents, potential to create an additional Bedroom. Bedroom 1 is a well proportioned double room with beautiful Bay views through the charming 'Oriole' window. Bedroom 2 is also a generous double room with rear aspect and two recessed built in cupboards. Bedroom 3 is a good sized single Bedroom with pleasing side aspect. The Bathroom has a 4 piece modern white suite which comprises corner shower enclosure, WC, wash hand basin on white high gloss vanity cupboard and bath.

The Single Garage is currently utilised mainly for storage. It has an up and over metal door, 2 windows and rear pedestrian door. To the front of the property there is Parking for 2 vehicles - there is a possibility to increase to 3 if preferred. Gated access to the Side Garden area which has a timber shed and provides a private area for evening drinks! The Rear Aspect has a paved patio area with access directly from the Dining Room and a good sized area of lawn with raised decked area.



View from Bedroom 1



Openplan Lounge and Dining Room



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3

Location Somerleyton, 19 Grange Fell Road is tucked away privately and peacefully in a little known, small cul-de-sac of 3 houses and enjoys a convenient location with good proximity to the town, with Medical Centre, Library, Post Office, Shops, Cafes/Tearooms etc. The excellent Primary School is very close by and just a little further is the picturesque Edwardian Promenade and Railway Station.

Grange is situated approximately 20 minutes from the M6 Motorway and a similar distance from the South Lakes attractions, making this town, with its favourable 'micro-climate' very well placed.

To reach the property, proceed up Main Street, bearing right at the mini-roundabout. At the crossroads go straight ahead into Grange Fell Road, go past the library, proceed up the hill for approximately 400 yards and as the road levels out take the discreet turning on the left hand side, immediately before Woodhead Terrace with a sign for 'Polperro' at the end.

Accommodation (with approximate measurements)

Hallway

Lounge & Dining Room 14' 5" x 11' 10" (4.39m x 3.61m) plus 14' 3" into bay x 11' 10" (4.34m into bay x 3.61m)

Kitchen 14' 11" plus bay x 7' 4" (4.55m plus bay x 2.24m)

Utility Room

Cloakroom

Bedroom 1 12' 0" x 11' 10" plus bay (3.66m x 3.61m plus bay)

Bedroom 2 11' 11" x 10' 8" (3.63m x 3.25m)

Bedroom 3 7' 6" x 7' 5" (2.29m x 2.26m)

Bathroom

Garage 20' 9" x 7' 6" max (6.32m x 2.29m max) **Services:** Mains electricity, gas, water and drainage. Gas central heating to radiators via a back boiler.

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 23.3.24 not verified

Council Tax: Band D. Westmorland and Furness Council.

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

What3words:

<https://what3words.com/unwraps.butter.workflow>

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 1 Window



Rear Garden



Rear

Meet the Team

Mark Hadwin

Sales Manager & Property Valuer
Tel: 015395 32301
grangesales@hackney-leigh.co.uk



Helen Hadwin

Office Manager
Tel: 015395 32301
grangesales@hackney-leigh.co.uk



Tracy Staton

Sales Team
Tel: 015395 32301
grangesales@hackney-leigh.co.uk



Carolyn Featherstone

Viewing Team
Tel: 015395 32301
grangesales@hackney-leigh.co.uk



David Heaven

Viewing Team
Tel: 015395 32301
grangesales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015395 32301** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: grangesales@hackney-leigh.co.uk

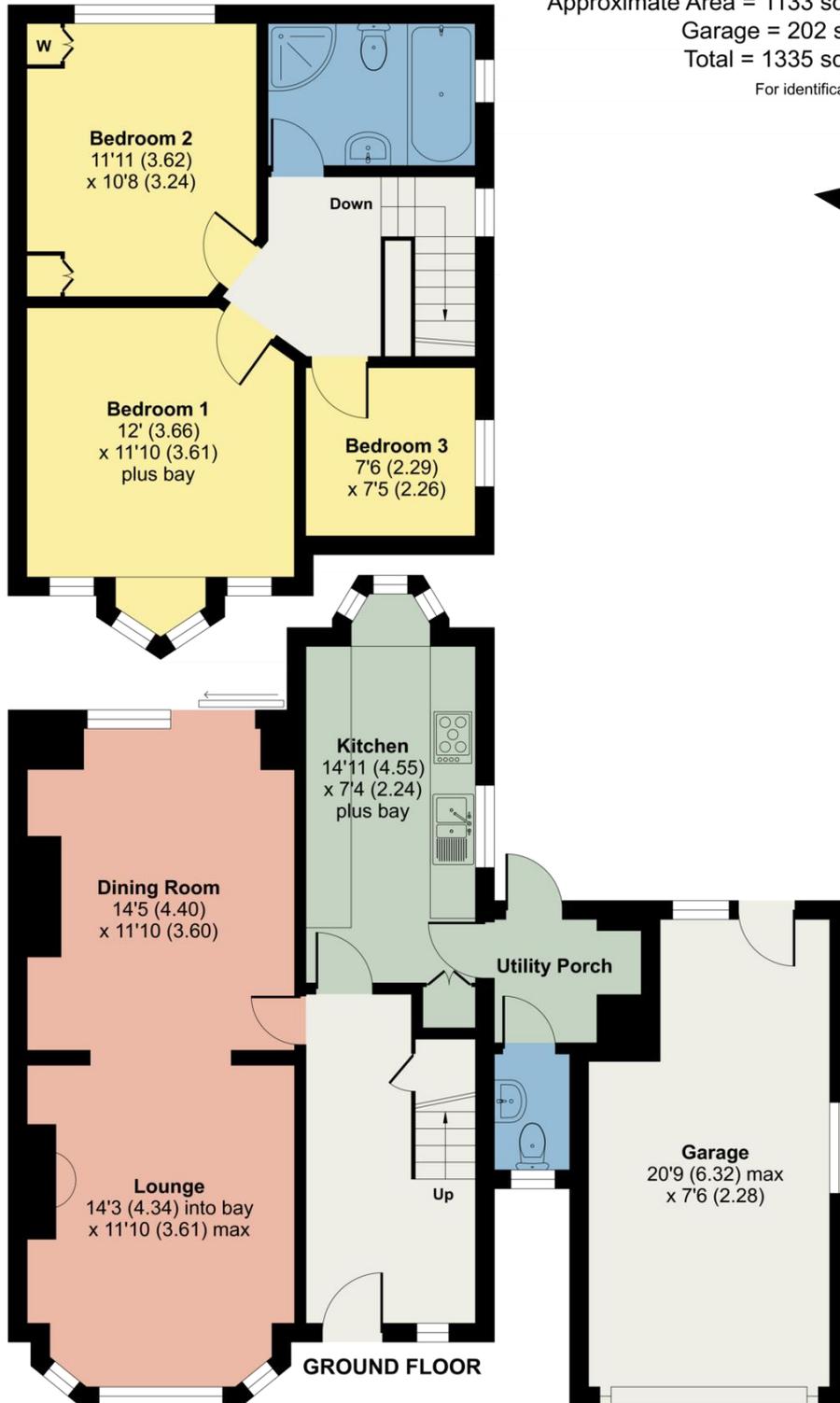
Grange Fell Road, Grange-Over-Sands, LA11

Approximate Area = 1133 sq ft / 105.2 sq m

Garage = 202 sq ft / 18.7 sq m

Total = 1335 sq ft / 123.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1106819

A thought from the owners... Somerleyton has been a wonderful family home for 15 years. It is now time to leave this beautiful house with incredible views across the bay (which will be sorely missed) and go to something smaller. Some very, very happy memories of our children growing up in this spacious, comfortable, perfect family home.

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 02/04/2024.

Request a Viewing Online or Call 015395 32301