



Lynboro Windermere Road, Grange-Over-Sands  
£495,000



## Lynboro Windermere Road

### Grange-Over-Sands

A charming semi-detached family residence located in a beautiful quiet area just outside of Grange-over-Sands. Situated within a lovely hamlet the property offers a country lifestyle yet Grange-over-Sands is located just half a mile away with it's numerous amenities including shops, cafes, post office, banks, local transport services, links to the Lake District National Park and a highly regarded primary school.

Nestled in a tranquil neighbourhood, this delightful semi-detached property offers a harmonious blend of charm and convenience. Upon arriving, you are greeted by ample driveway parking with the additional choice of a double garage which has the added benefit of a utility room for all your washing and drying needs, a shower room which comprises a W.C., wash hand basin and a shower cubicle and a hobbies room located upstairs. Entering the property from the side you will find a cosy sun room which provides a peaceful retreat which also has access to the downstairs cloakroom. From the sun room step into the impressive dining room which seamlessly connects to the kitchen featuring a pantry space for all your storage needs.

[Next](#) head through to the light and airy sitting room which has stunning bay windows with a beautiful outlook and is perfect for relaxing in and entertaining guests. Take the steps upstairs to find three bedrooms with two being doubles with them all offering comfortable living accommodation and stunning views. The bedrooms are complimented by a family bathroom which comprises a W.C., wash hand basin and corner bath with a shower over. Outside, the property boasts an abundance of beauty with ample patio seating areas enhancing outdoor living. The well-crafted landscape gardens feature stocked borders for planting, gravelled paths, established trees, and hedges, creating a serene atmosphere. A trail at the rear of the garden beckons nature enthusiasts on beautiful forest walks, offering a tranquil escape from the hustle and bustle of daily life. With meticulous attention to detail and a serene setting, this property offers a perfect blend of indoor comfort and outdoor tranquillity, making it a desirable place to call home for those seeking a peaceful retreat within reach of all amenities.

- Delightful semi-detached property
- Outbuilding with utility room, shower room and hobby room
- Light and airy sitting room
- Dining room attached to kitchen
- Kitchen with pantry space
- Stunning landscape garden
- Cosy sunroom
- Family bathroom and cloakroom
- Double garage and ample driveway parking
- Three bedrooms with a possibility of a fourth bedroom

#### **EPC RATING E**

#### **SERVICES**

Mains electric, mains water, septic tank drainage.

#### **COUNCIL TAX: BAND D**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

From the A590 take the turning to Grange over Sands at the Meathop roundabout and proceed along the B5277 to Lindale. At the roundabout take the first exit towards Grange over Sands. At the roundabout take the second exit B5271 Windermere Road. Continue on Windermere Road and take the fourth right onto a step lane, head up the lane to find Lynboro located on the left.

**WHAT3WORDS:** mule.senders.twist





## GROUND FLOOR

### ENTRANCE HALL

17' 10" x 6' 7" (5.44m x 2.01m)

### SITTING ROOM

16' 1" x 12' 6" (4.90m x 3.81m)

### KITCHEN

14' 5" x 7' 1" (4.40m x 2.17m)

### DINING ROOM

14' 8" x 13' 5" (4.46m x 4.08m)

### SUN ROOM

12' 4" x 9' 0" (3.76m x 2.75m)

### CLOAKROOM

6' 0" x 5' 2" (1.84m x 1.57m)



## FIRST FLOOR

### LANDING

11' 5" x 6' 8" (3.47m x 2.02m)

### BEDROOM

15' 11" x 12' 8" (4.86m x 3.85m)

### BEDROOM

12' 6" x 12' 4" (3.80m x 3.76m)

### BEDROOM/STUDY

9' 0" x 6' 8" (2.74m x 2.02m)

### BATHROOM

7' 9" x 7' 3" (2.37m x 2.20m)

## OUTBUILDING GROUND FLOOR

### UTILITY ROOM

13' 8" x 8' 11" (4.17m x 2.72m)

### SHOWER ROOM

8' 9" x 4' 4" (2.67m x 1.31m)

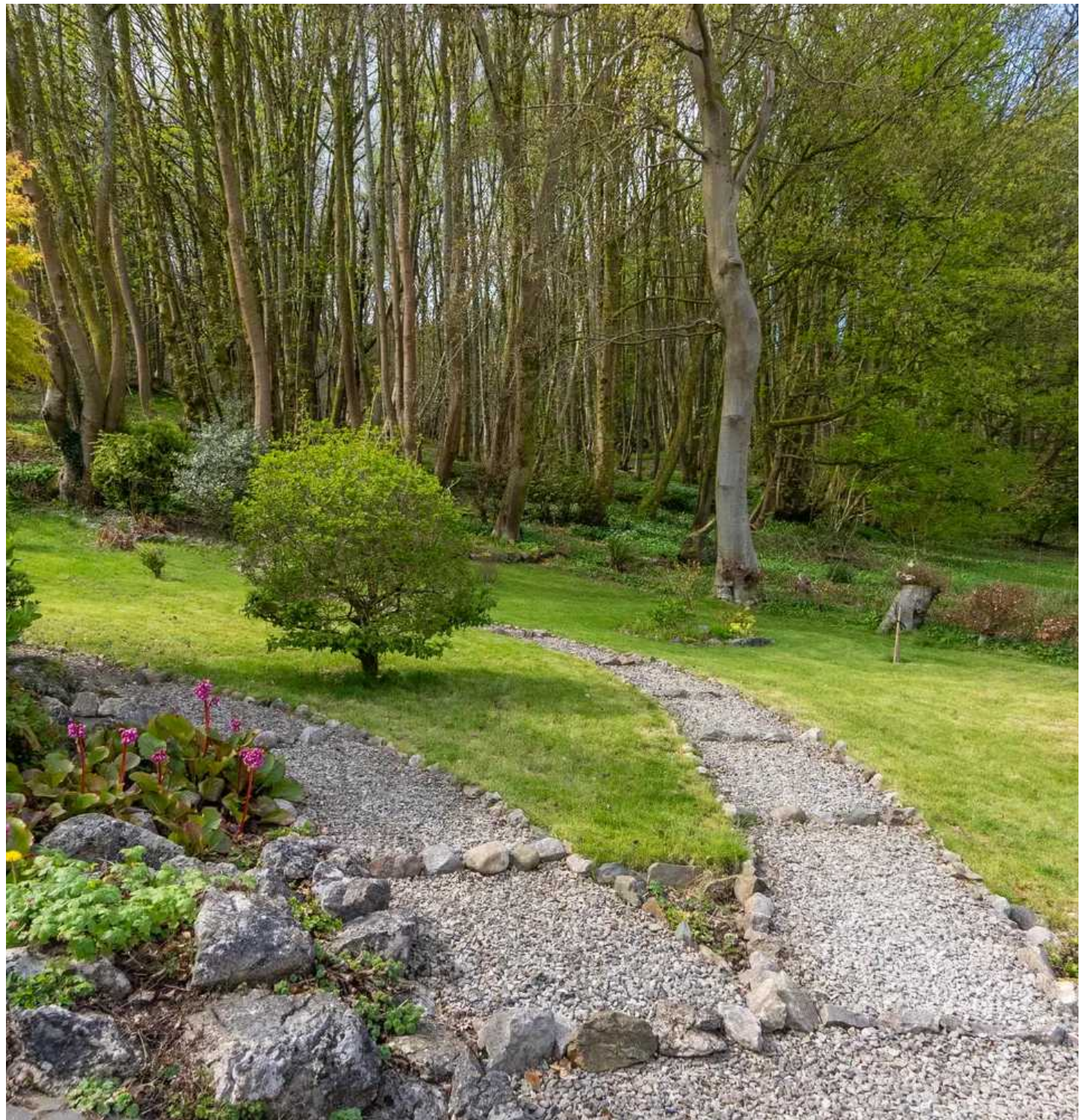
## OUTBUILDING FIRST FLOOR

### LANDING

15' 6" x 8' 1" (4.72m x 2.47m)

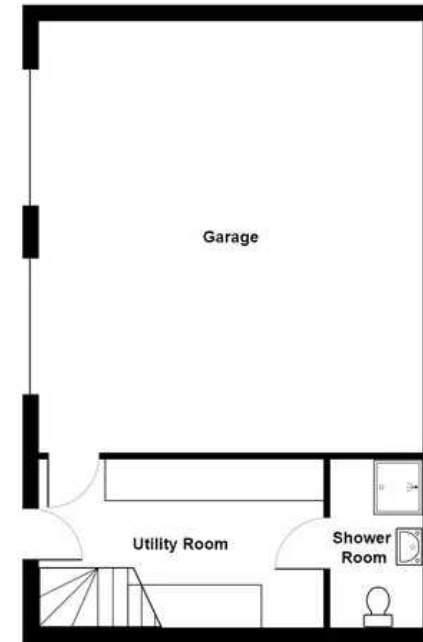
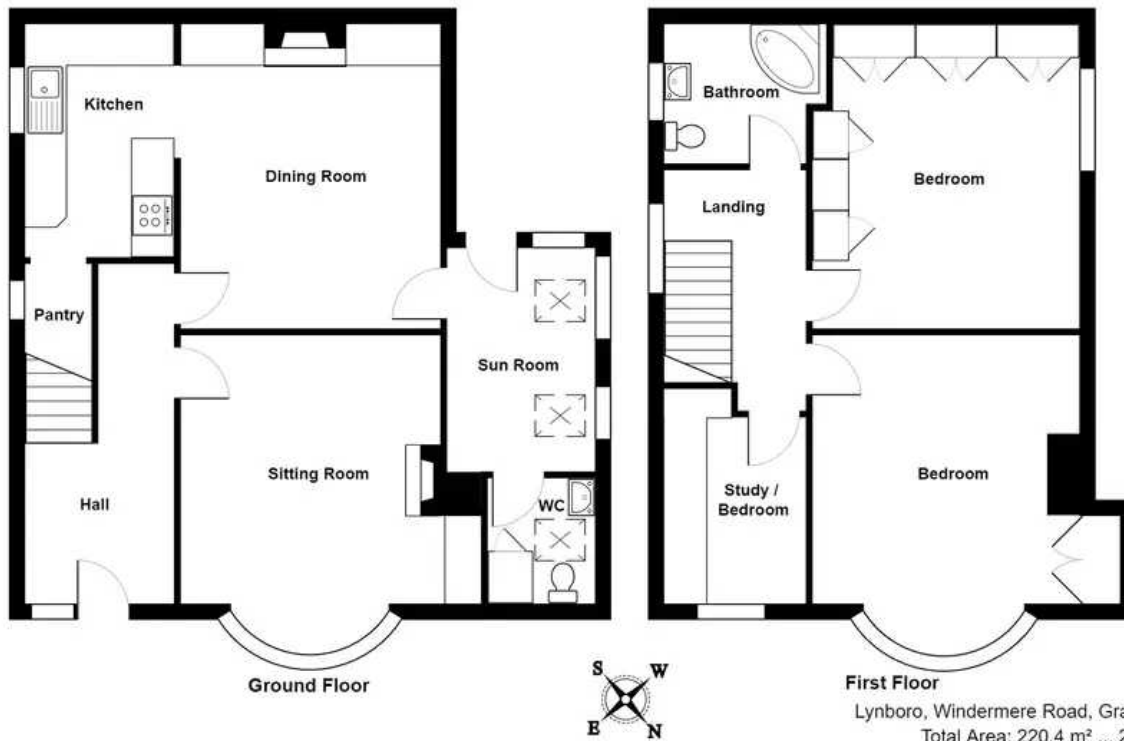
### HOBBY ROOM

21' 7" x 12' 5" (6.57m x 3.78m)

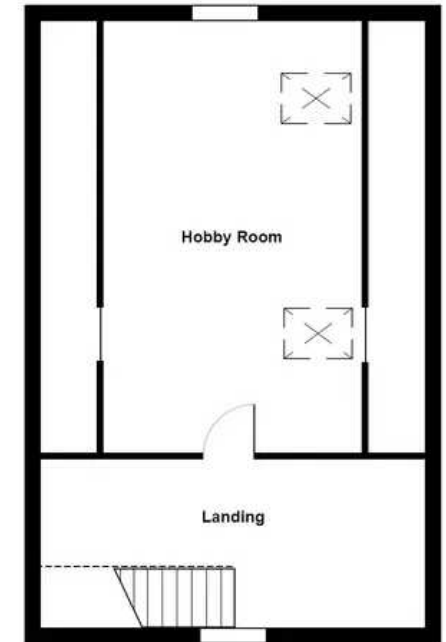








**Outbuilding Ground Floor**  
(Not actual orientation)



**Outbuilding First Floor**  
(Not actual orientation)

Lynboro, Windermere Road, Grange over Sands  
Total Area: 220.4 m<sup>2</sup> ... 2373 ft<sup>2</sup>

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

## THW Estate Agents

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • grange@thwestestateagents.co.uk • www.thwestestateagents.co.uk

Please note that descriptions, photographs and plans are for guidance only. Services and appliances have not been tested, measurements are approximate and alterations may not have necessary consents. Contact us for property availability and important details before travelling or viewing properties. THW Estate Agents Ltd is a separate legal entity to the solicitor firm of THW Legal Ltd which has different ownership and clients of THW Estate Agents Ltd do not have the same protection as those of THW Legal Ltd.