



Grange-over-Sands

£580,000

25 Kentsford Road, Grange-over-Sands, Cumbria, LA11 7AP

A wonderful, Detached Family Home extended and refurbished over the years - spacious and light internally, pretty and private outside and in a highly desirable location - perfect!

Comprising spacious Hallway, Lounge, Study, Open Plan Kitchen/Dining/Sitting Room, Utility Room, WC, 4 Double Bedrooms (1 En-suite with walk-in wardrobe and Juliet Balcony), Integral Garage, Parking and beautiful Gardens. Early viewing highly recommended.

Quick Overview

Detached Family Home - 4 Double Bedrooms
 2 Reception Rooms - 2 Bath/Shower Rooms
 Wonderful views to Morecambe Bay from the
 First Floor
 Highly desirable location
 Walking distance to Railway Station
 Superb Kitchen & Master Bedroom extensions
 Well presented throughout
 Wonderful, sunny Gardens
 Garage and Parking
 Superfast Broadband 80mbps available*



4



2



2



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80 Mbps



Garage and
Parking

Property Reference: G2918



Entrance Hall



Study



Open Plan Kitchen/Dining/Family Room



Open Plan Kitchen/Dining/Family Room

Description 25 Kentsford Road really is a special home ticking almost all boxes imaginable! Location, Views, wonderful Gardens, Master Suite, modern bright, spacious Kitchen/Family Room extension, Privacy, Parking, Garage..... so much more that you will need to see for yourself. There isn't a single negative and we're struggling to find what else one could want???

This lovely home has been thoughtfully improved and extended by the current owners over recent years to create this spacious, light, well laid out, versatile, family property. Nods to the properties history remain in the form of coved ceilings etc but modern touches such as oak doors and flooring's sit seamlessly along side. Properties of this size and quality in this area do not come along every day so we would recommend early viewings.

The covered, wood effect, composite front door opens into the Entrance Hallway which is particularly spacious with attractive engineered oak flooring and feature, wide curved bottom steps to the stair case. Recessed cloaks cupboard. Door to stairs leading to the Master Suite.

The sunny Lounge is generous with lovely walk in bow window which provides a beautiful outlook into the pretty Front Garden. Stone fireplace with living flame gas fire. A door leads into the Study/Home Office with door to the Open Plan Kitchen/Diner/Family Room.

Saving the best of the Ground Floor to last! Wow!! A large extension has been added which has created a wonderful 'L' shaped Open Plan Kitchen/Diner/Family Room with several contemporary glazed roof panels and French doors to the terrace, this superb space is sunny and spacious and will appeal to the modern family. Divided, naturally into Kitchen, Dining and relaxing reading/library area. The Kitchen is furnished with a range of cream, high gloss wall and base units with wood effect work surface and breakfast peninsula. 'Franke' composite deep sink, 'NEFF' oven and microwave with warming drawer, halogen hob, integrated dishwasher, fridge and freezer.

The Utility Room has an external door to the rear and internal door to the Garage. Space for additional freezers, dogs beds perhaps? Wall mounted gas central heating boiler and plumbing for washing machine. 2 storage cupboards one of which is a boot/shoe drying cupboard. Door to useful Ground Floor WC with wash hand basin.

From the super Hallway stairs lead to the First floor where there are 3 Double Bedrooms, 2 with views towards Morecambe Bay and one with pleasing front aspect. The main Family Bathroom is generous with modern, 4 piece white suite comprising deep, oval bath, corner shower enclosure, WC with concealed cistern and large, shallow, oval sink on a dark wood vanity unit. Contrasting dark wood flooring and neutral wall tiling. Fitted airing cupboard.



Lounge



Kitchen Area



Utility Room



Bedroom 3



Family Bathroom



Bedroom 2

From the Entrance Hall a door leads to the Master Bedroom. This lovely addition has a luxurious, hotel feel and is perfect as the main Bedroom or perhaps, as it is slightly 'removed' an ideal Guest Suite. Modern glass balustrades and French doors with Juliet Balcony and partial views towards Morecambe Bay. Spacious walk-in wardrobe/dressing room and modern En-Suite Shower Room with walk in shower, wash hand basin on coloured vanity unit, WC and chrome ladder radiator.

The Integral Garage has an electric roller door, EV charger, power, light and water. Additional Parking is to the front of the garage for 1-2 cars.

From the Kitchen double doors lead on to the paved 'Terrace' which overlooks the sunny and very private Rear Garden. The lower Garden has an area of lawn, raised feature ornamental pond and some wonderful, mature and colourful plants and shrubs. The sunny paved patio leads around the edge to a sunny seating spot or excellent barbecue area! You may even see Rex the tortoise, age 50+ ambling around!! The Front Garden is equally private and just as wonderful with a high hedged border, well manicured lawn with central rockery bed and most attractive, unusual Cornus Contraversa 'wedding cake tree'. The Garden extends to the side where there is a further raised bed

Location Approximately 1 mile from the centre of the friendly, seaside town of Grange-over-Sands which boasts amenities such as Medical Centre, Library, Primary School, Railway Station, Banks, range of independent Shops, Tea Rooms and Post Office, also the picturesque Edwardian Promenade, Band Stand and Ornamental Gardens. Grange is around a 20 minute drive from both the M6 Motorway and the base of Lake Windermere making it a popular choice for commuting.

To reach the property proceed out of Grange in the direction of Allithwaite, at the top of Risedale Hill (passing the pink Nursing Home!) take the left turn into Carter Road and continue around the right hand bend into Kentsford Road. 25 Kentsford Road is located part way down the hill on the left opposite Priory Lane turning.

Accommodation (with approximate measurements)

Hallway

Lounge 18' 1" into bay x 11' 10" (5.52m into bay x 3.63m)

Study 11' 10" x 6' 11" (3.63m x 2.13m)

Open Plan Kitchen/Dining/Family Room 21' 8" max x 20' 6" max (6.61m max x 6.26m max)

Utility Room 12' 6" x 8' 2" (3.81m x 2.49m)

WC

Bedroom 1 15' 9" max x 14' 11" max (4.82m max x 4.57m max)

Walk-in Wardrobe/Dressing Room

En-Suite Shower Room

Bedroom 2 11' 7" x 10' 11" (3.53m x 3.33m)

Bedroom 3 11' 7" x 10' 11" (3.53m x 3.33m)



Bedroom 1



Rear Aspect



View from First Floor



Rear Garden



Front Garden

Bedroom 4 12' 3" x 10' 0" max (3.73m x 3.05m max)

Bathroom

Garage 17' 2" x 11' 5" (5.25m x 3.49m)

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 04.05.24 not verified

Council Tax: Band F. Westmorland and Furness Council.

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

What3words: <https://what3words.com/committed.division.delay>

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 £1200- £1300 per calendar month. For further information and our terms and conditions please contact our Grange Office.

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.



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

Kentsford Road, Grange-Over-Sands, LA11

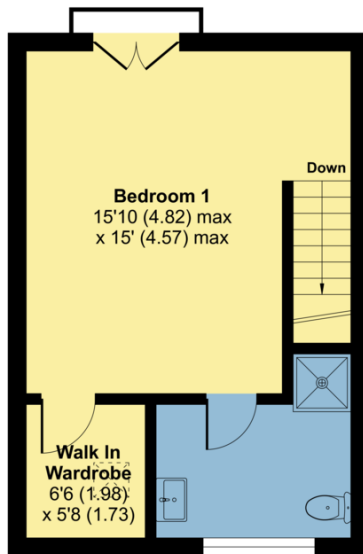


Approximate Area = 1860 sq ft / 172.7 sq m

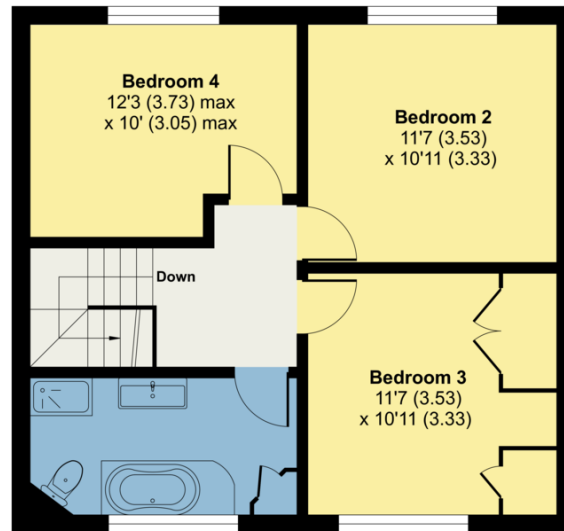
Garage = 205 sq ft / 19 sq m

Total = 2065 sq ft / 191.7 sq m

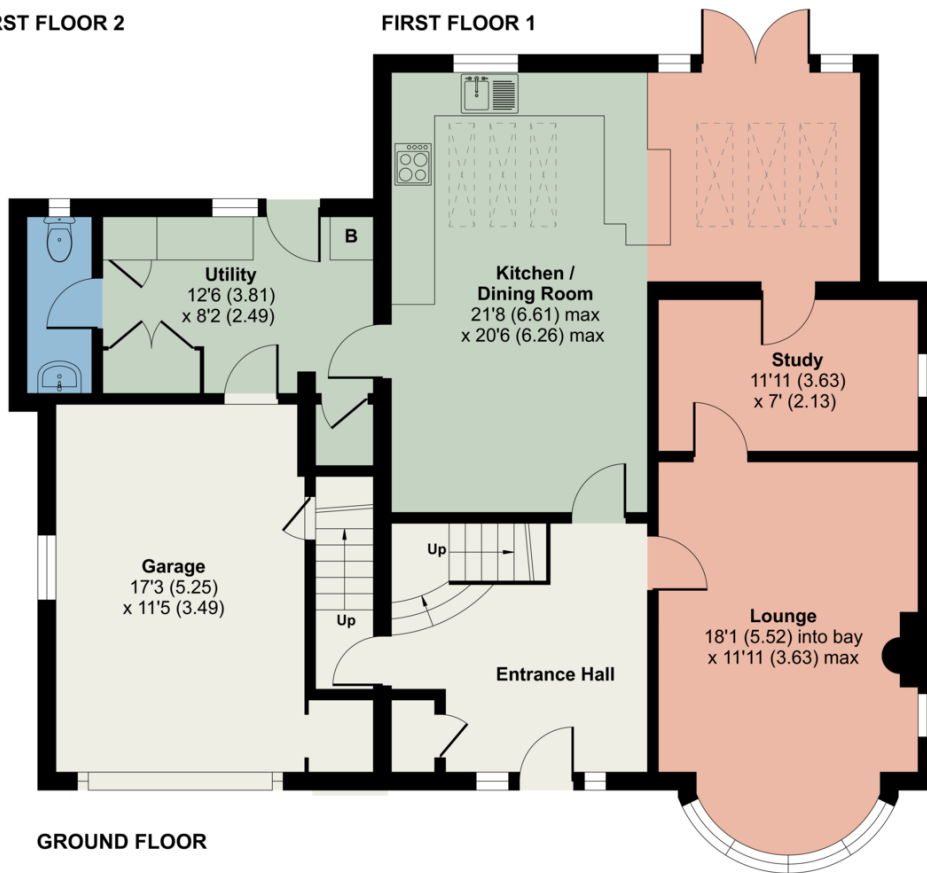
For identification only - Not to scale



FIRST FLOOR 2



FIRST FLOOR 1



GROUND FLOOR



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: 1124643

A thought from the owners - A fantastic, spacious family home where our children have grown up. Peaceful and private location close to amenities. Great views!

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