



# Grange-over-Sands

£385,000

Icod, 5 Little Heads, Grange-over-Sands, Cumbria, LA11 7DZ

Icod is a super, Detached, spacious Bungalow in a highly desirable location within the Town. It enjoys some views towards Morecambe Bay and has the added benefit of a wonderful, very private, Rear Garden. Now in need of some updating, but is a great opportunity to style to your own taste.

Comprising Porch, Hallway, Lounge/Dining Room, Garden Room, Kitchen, 2 Double Bedrooms (1 with WC), Bathroom, Utility Room, Garage, Gardens and Parking. Early viewing is recommended.

No Upper Chain.

## Quick Overview

Detached Bungalow - 2 Double Bedrooms

2 Reception Rooms - 1 Bathroom

Quiet residential area

Elevated position

Pleasant views

Delightful, private Rear Garden

Sought after location

Opportunities to improve

No upper chain

Superfast Broadband speed 80mbps available\*



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2



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80 Mbps



Garage and  
Parking

Property Reference: G2914





Entrance Porch



Lounge



Lounge



Kitchen

**Description** Icod is a superb example of a generously proportioned True Bungalow, in a highly sought after peaceful residential location with partial views to Morecambe Bay from the delightful Gardens. This lovely property was owned and loved by the previous owner for many years in which time they managed to create a lovely, welcoming home with particularly special Rear Garden - a real credit to their hard work.

There are now some areas which today's modern buyers would wish to upgrade such as the Kitchen and Bathroom perhaps but many buyers prefer this prospect so that they can really make a home feel their own.

The rooms are spacious and light and the Bungalow has a sensible and convenient layout.

The large Porch with slate tiled floor is a good space - perhaps to create storage for shoes etc or maybe where to place an easy chair. The spacious Hallway has a double cloaks cupboard and access to the majority of rooms.

The Lounge is very roomy with a bow window to the front, ample space for both living and dining furniture and a gas fire with slate surround and hearth. A door leads into the Kitchen and double glass sliding doors lead to the Garden/Sun Room. This lovely addition provides a relaxing, tranquil room with beautiful Garden views - a superb room to relax with a book and enjoy the view.

The central Kitchen is furnished with an extensive range of older style units but is of pleasing proportions with charming rear aspect. Pantry style cupboard, electric oven, gas hob, stainless steel sink unit and rear entrance door.

Both Bedrooms are double rooms with fitted wardrobes. Bedroom 1 has a concealed WC and sink and enjoys a rear aspect into the Garden. Bedroom 2 has a pleasant front aspect. The Bathroom is large with a 4 piece coloured suite comprising corner bath, pedestal sink, WC and bidet.

The Attached Garage has a remote controlled roller door, power, light and water. Parking is provided for 2 vehicles on the brick set, gated Driveway. To the rear of the Garage and accessed externally is a useful Utility Room with fitted wall and base cabinets and stainless steel sink. 'Bosch' freezer, washing machine and tumble dryer.

The Gardens are lovely and the pretty Front Garden has a small area of lawn, colourful planted borders, well tended box hedges and seating area. The Rear Garden is a very pleasing size and is incredibly secluded and private. The Garden enjoys some views towards Morecambe Bay and has a lawn, raised, planted rockery beds, a plethora of colourful, well established, plants shrubs and flowers and seating areas.

Timber Summer House with double doors. From the Kitchen door there is a sunny, paved Verandah leading around the Sun-room and to the Utility Room.





Kitchen



Lounge





Rear Garden



Bedroom 1



Bedroom 2



Bathroom

**Location** Situated on an elevated plot on a highly desirable and peaceful cul-de-sac location within the friendly small town of Grange over Sands. The popular Edwardian Seaside town of Grange over Sands has many amenities on offer such as Post Office, Library, Medical Centre, Primary School, Shops, Railway station to name but a few and not forgetting the picturesque Promenade, Band Stand and Ornamental Gardens.

To reach the property from Grange over Sands, head towards Allithwaite along Kents Bank Road, passing the Fire Station on the left hand side. Take the next right turn into Methven Road. Follow the road up the hill and on to the level and bear right into Little Heads. Icod can be found on the left hand side towards to head of the cul-de-sac.

#### Accommodation (with approximate measurements)

**Porch**

**Hall**

**Lounge/Dining Room** 21' 10" x 14' 7" (6.67m x 4.46m)

**Sun Room** 9' 9" x 6' 3" (2.99m x 1.92m)

**Kitchen** 13' 9" x 11' 5" (4.21m x 3.49m)

**Bedroom 1** 15' 1" inc wardrobes x 11' 11" (4.60m inc wardrobes x 3.64m)

**Bedroom 2** 13' 0" inc wardrobes x 11' 4" (3.98m inc wardrobes x 3.46m)

**Bathroom**

**Garage** 16' 10" x 7' 2" (5.14m x 2.20m)

**Utility Room** 9' 4" x 6' 0" (2.87m x 1.85m)

**Services:** Mains electricity, gas, water and drainage. Gas central heating to radiators.

**Tenure:** Freehold. Vacant possession upon completion. No upper chain.

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

**Note:** We are unable to confirm the adequate functions of any appliances or installation.

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

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

**What3words:** <https://what3words.com/remind.shout.coasters>

**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 £875 - £925 per calendar month once a programme of refurbishment works have been undertaken. For further information and our terms and conditions please contact our Grange Office.





Conservatory



Bedroom 1





Rear Garden and Summerhouse



Front Garden

Request a Viewing Online or Call 015395 32301



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

# 5 Little Heads, Grange-Over-Sands, LA11



Approximate Area = 1191 sq ft / 110.6 sq m

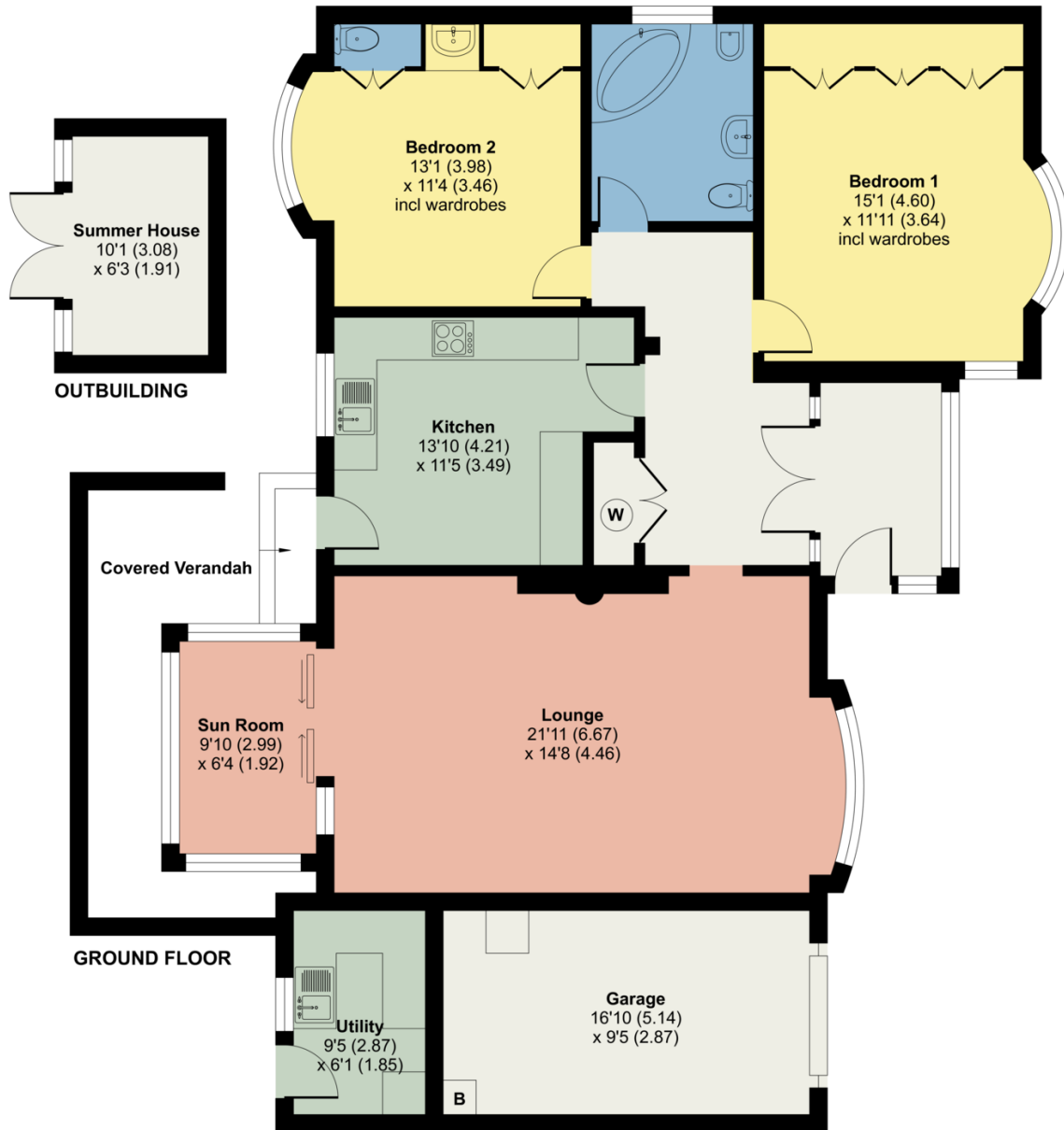
Garage = 159 sq ft / 14.7 sq m

Outbuilding = 63 sq ft / 5.8 sq m

Utility = 57 sq ft / 5.2 sq m

Total = 1470 sq ft / 136.5 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: 1123747

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Request a Viewing Online or Call 015395 32301