



## Flookburgh

£250,000

36 Market Street, Flookburgh, Grange-over-Sands, Cumbria,  
LA11 7JS

An immaculately presented and well proportioned, chain free, 3 Bed Mid-Terraced House with attractive Gardens to the front and rear, ready for its lucky new owners just to walk in to.

Comprising Entrance Hall, Lounge, Dining Kitchen, 3 Bedrooms (1 En-Suite) and super modern Bathroom. Outside there is a Separate WC, Utility Room and Garden. Local occupancy clause applies. Early viewing is highly recommended.

### Quick Overview

Mid Terrace - 3 Double Bedrooms  
1 Reception - 1 Bathroom & 1 En-suite  
Shower  
Edge of village location  
Walking distance to village amenities  
Modern Kitchen and Bathroom  
Beautifully presented throughout  
Delightful Gardens Front and Rear  
No upper chain  
Local occupancy clause  
Superfast Broadband speed 80mbps available\*



3



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1



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80 Mbps



On Road  
Parking

Property Reference: G2911





Lounge



Kitchen Diner



Bedroom 1



Bedroom 2

**Description** An absolutely superb property. Presented to a high standard throughout, well maintained and with all that today's modern buyer could ask for. This lovely home will appeal to families who live or are coming to work in the area. The rooms are all well proportioned and light and bright, the Kitchen and Bathroom are modern and contemporary, all Bedrooms are doubles and the Gardens are delightful and private. Gardens for both adults and children!

Until recently, this property has been rented for some time to a tenant who has looked after the place beautifully - it is now time for the vendors to reluctantly sell so they have fewer ties in their retirement!

The front door opens into the Hallway with stairs to the First Floor and doors to the Lounge and Kitchen/Dining Room. The Lounge is full depth and particularly spacious and light. Window looking into the pretty front Garden and French doors to the rear Garden decked area. Wood burning stove on slate hearth and wood effect laminate flooring. The Kitchen Diner is full depth with an attractive range of wall and base cabinets which are sleek and modern in high gloss grey. Electric oven and gas hob, space for dishwasher and spacious, understairs storage cupboard. Door to Rear Porch with external door giving access to Store Room, WC and Utility Room which is a good size with fitted wall and base units and sink. Space for additional freezer/tumble dryer and plumbing for washing machine.

From the Entrance Hall the stairs lead to the First Floor with spacious landing with airing cupboard (housing the gas central heating boiler). The stairs split left and right. There are 2 good sized Double Bedrooms with front aspect (1 with En-suite shower), a further double Bedroom to the rear and Family Bathroom with tiled walls and has a white 3 piece suite comprising bath with shower over, WC and wash hand basin on vanity unit.

One of the many pluses with this property is the super outdoor space. There really is something for everyone. The Front Garden is like a miniature woodland, incredibly private and with beautiful bluebells in spring and a profusion of colour throughout the summer. There are gravelled pathways and mature trees - a real haven. There is definitely space (to also still retain a good front Garden) and create Parking for 2 cars if required (subject to the relevant consents). The Rear Garden is enclosed with a sizeable area of level lawn - perfect for young footballers! Wide paved pathway, sunny decked area with access straight from the Lounge.

**Location** From Grange-over-Sands the village of Flookburgh is approximately 4 miles away. Upon entering the village, over the bridge, proceed for approximately 150 yards and 'number 36' can be found on the left hand side. For a small village there is an excellent variety of amenities including a convenience store, post office, chemist, fish and chip shop, doctors, hairdressers, garden centre, primary school, bakers/sandwich shop, public house etc. Local bus connections from The Square and there are many walks from the doorstep to enjoy the area. The railway station at Cark is approximately ½ a mile away with good connections to the rest of the railway network. The ever popular village of Cartmel is a short way up the valley with Holker Hall nearby and with the attractions of the Lake District all within reach.

## Accommodation (with approximate measurements)

### Hallway

Lounge 17' 9" x 11' 11" (5.41m x 3.63m)

Dining Kitchen 17' 6" max x 9' 7" max (5.33m max x 2.92m max)

Utility Room 9' 1" x 8' 5" (2.77m x 2.57m)

### WC

Bedroom 1 12' 0" x 11' 7" (3.66m x 3.53m)

### En-Suite Shower

Bedroom 2 11' 11" x 9' 4" (3.63m x 2.84m)

Bedroom 3 9' 0" x 7' 9" (2.74m x 2.36m)

### Bathroom

**Services:** Mains water, electricity, gas 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

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

**Local Occupancy Clause:** This property is subject to a 'Local Occupancy Clause' which states that:-

"The occupation of each of the dwelling houses hereby permitted shall be limited to the following description of persons:

- A person employed, about to be employed or last employed in the locality; or
- A person who has, for the period of three years immediately preceding his occupation, had his only or principal residence in the locality.

In this condition 'locality' shall mean the administrative County of Cumbria and the expression 'person' shall include the dependants of a person residing with him or her or the widow or widower of such a person".

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

**What3words:** <https://what3words.com/march.schematic.dressings>

**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 3



Bathroom



Front Garden



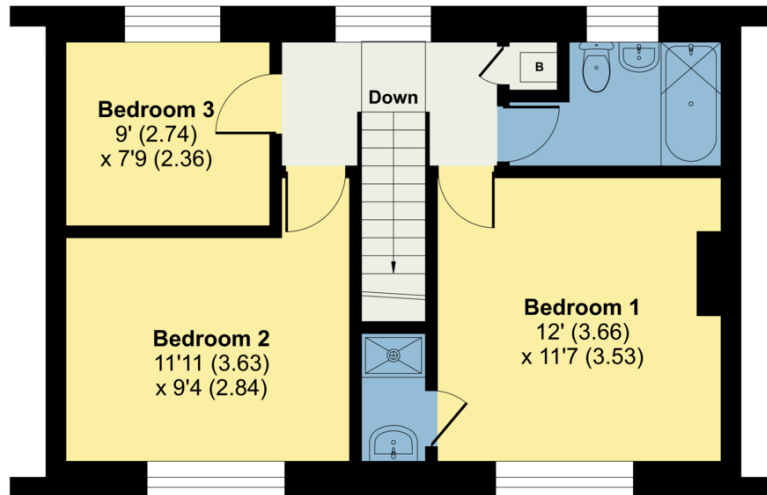
Rear Garden



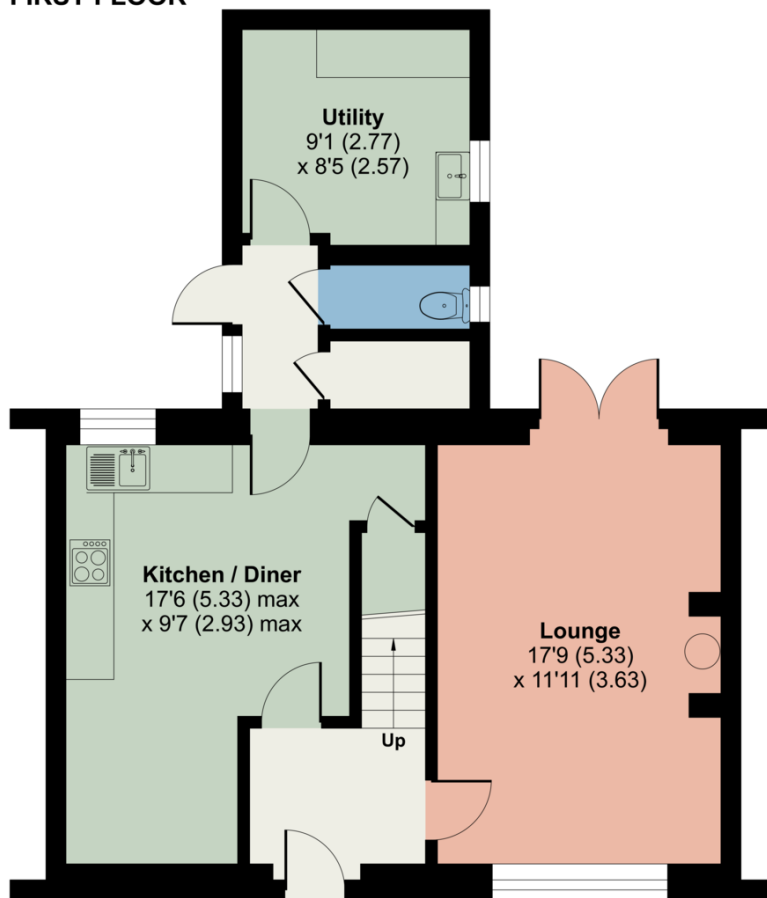
# Market Street, Flookburgh, Grange-Over-Sands, LA11

Approximate Area = 1121 sq ft / 104.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hackney & Leigh. REF: 1123145

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