



## Grange-over-Sands

£425,000

Monton, 10 Cart Lane, Grange-over-Sands, Cumbria, Cumbria, LA11 7AB

A super 3 Bedroom Detached (2 En-Suite) Family Home with views towards the ever changing sands of Morecambe Bay all set in a peaceful corner of the town.

This 'upside down' home comprises 3 Double Bedrooms, Family Bathroom, Utility and Office/Bedroom 4 to Ground Floor and fantastic Open Plan Living/Dining/Kitchen and Cloakroom to the First Floor. Outside there is an Attached Garage/Workshop, Parking for several cars and Garden. No Upper Chain.

### Quick Overview

3-4 Bedrooms - Detached Family Home

1 Reception - 3 Bath/Shower Rooms

Quiet Residential Area

Attached Garage and Parking

Upside Down Accomodation

Garden

Views to Morecambe Bay

Superb walks on the doorstep

Level walk in to Town

Standard Broadband speed 80 mbps available\*



3



3



1



C



Superfast  
Broadband



Garage and  
Parking

Property Reference: G2931



Entrance Hall



Bedroom 1



Bedroom 2



Bedroom 3

**Description** Monton is a super Family Home converted by the current owners in 2017 from a Detached Bungalow into an upside down 3-4 Bedroom Detached Family with some lovely views from the first floor. 3 steps lead up to the uPVC double glazed door, with double glazed side window, opening into the Entrance Hall with stairs rising to the First Floor, telephone point and doors to most rooms.

Bedroom 1 is a double room with large uPVC double glazed window looking out in to the front garden. uPVC double glazed side window and door to the En-Suite Bathroom which has a 3 piece white suite comprising low flush WC, pedestal wash hand basin and panelled bath with shower over. Ladder style chrome heated towel rail, shaver light, extractor fan and inset ceiling down lights. Bedroom 2 is also a double room with a rear aspect and access to an En-Suite Shower Room with 3 piece white suite comprising low flush WC, pedestal wash hand basin and shower enclosure. Heated ladder style chrome towel rail, inset ceiling down lights, shaver light and extractor fan. Bedroom 3 is a double room again with a rear aspect. The Family Bathroom has a 3 piece white suite comprising low flush WC, pedestal wash hand basin and panelled bath with shower over. Ladder style chrome heated towel rail, built in cupboard housing water pressure system, extractor fan and inset ceiling down lights.

Also on this level is the Utility Room with work surface incorporating stainless steel single drainer sink unit with cupboard under. Plumbing for washing machine and ample space for fridge/freezers. Built in cupboards with hanging space, door to Integral Garage and door to Office/Bedroom 4 with 2 uPVC double glazed windows with outlook into the Front Garden.

From the Entrance Hall a balustraded and spindled staircase, with 2 overhead Velux roof lights, leads up to the First Floor. The Open Plan Living Area has a part pitched ceiling, ample living space and full length (extending into the Kitchen) uPVC double glazed windows providing good views to the Bay and countryside beyond over neighbouring roof tops (from some of the windows and top-lights). TV point. The Dining Kitchen is a good sized area containing centre island/dining table with cupboards under, an attractive range of wall and base units with integrated appliances including dishwasher and fridge/freezer. Complementary Oak work surfaces incorporating single drainer sink unit with mixer tap and Cuisine Master range with double oven and 5 burner gas hob with large extractor hood over. Door to Cloakroom with a 2 piece white suite comprising low flush WC and pedestal wash hand basin with splash back tile. Double glazed Velux roof light, chrome ladder style heated towel rail and extractor fan. Under eaves cupboard offering extensive storage space and housing Worcester central heating boiler. Power and light.

Outside there is an Integral Single Garage with automatic up and over door, 2 Velux roof lights, exterior doors to front and rear and stone steps up to the Utility Room. Power and light. Tarmac driveway with Parking for several cars. The Garden to the front of the property is set to 2 lawns bisected by the driveway whilst





Bedroom 1



En-Suite Bathroom to Bedroom 1





Bathroom



Utility Room



Study



Cloakroom

to the rear there is a triangular section of Garden being part stone flagged.

**Location** Situated approximately  $\frac{3}{4}$  of a mile from the Town Centre, but with excellent, convenient access to the Promenade and Playing Fields. The picturesque, Edwardian, mile long, level Promenade is not only a charming place for a stroll but it also, conveniently, delivers you into town all on the level.

Grange is a small and friendly seaside town well served by amenities such as Railway Station, Primary School, Medical Centre, Library, Post Office, Bakery, Butchers, Café, Shops and Tea Rooms. Just 20 minutes from the M6 Motorway and a similar distance from the base of Lake Windermere, Grange is very well located.

To reach the property proceed westwards out of Grange in the direction of Allithwaite along 'The Esplanade' past the Fire Station and take the fourth left into 'Cart Lane'. Go past the turning on the left for 'Yew Tree Road' and turn immediately right onto a shared drive. 'Monton' is at the end of the short drive,

#### Accommodation (with approximate measurements)

##### Entrance Hall

**Bedroom 1** 15' 7" max x 12' 0" max (4.75m max x 3.66m max)

##### En-Suite Bathroom

**Bedroom 2** 13' 2" max x 10' 5" max (4.01m max x 3.18m max)

##### En-Suite Shower Room

**Bedroom 3** 12' 4" x 9' 11" (3.76m x 3.02m)

**Utility Room** 12' 6" x 7' 1" (3.81m x 2.16m)

**Study/Bedroom 4** 8' 11" x 8' 9" (2.72m x 2.67m)

##### Bathroom

**Open Plan Living/Dining Kitchen** 31' 6" max x 17' 7" max (9.61m max x 5.36m max)

##### Separate WC

**Garage** 16' 6" x 14' 2" (5.03m x 4.32m)

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

**Tenure:** Freehold. Vacant possession upon completion.

\*Checked on <https://checker.ofcom.org.uk/> 29/05/24 not verified

**Note:** A planning application is to be submitted to Westmorland and Furness Council to seek permission to remove the frosted glass from the Living Area windows.

**Note:** One of the owners is related to a staff member at Hackney Leigh.

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





Open Plan Living Area



Views from rooftops towards Morecambe Bay





Kitchen Area



View from Open Plan Living/Dining/Kitchen



Driveway and Parking

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

**What3words:** <https://what3words.com/positions.mimed.cashier>

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Rental Potential:** This property has been successful Let for the last 4 years and if you were to purchase this property for residential lettings we estimate it has the potential to achieve £1300 - £1400 per calendar month. For further information and our terms and conditions please contact our Grange Office.

## 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.

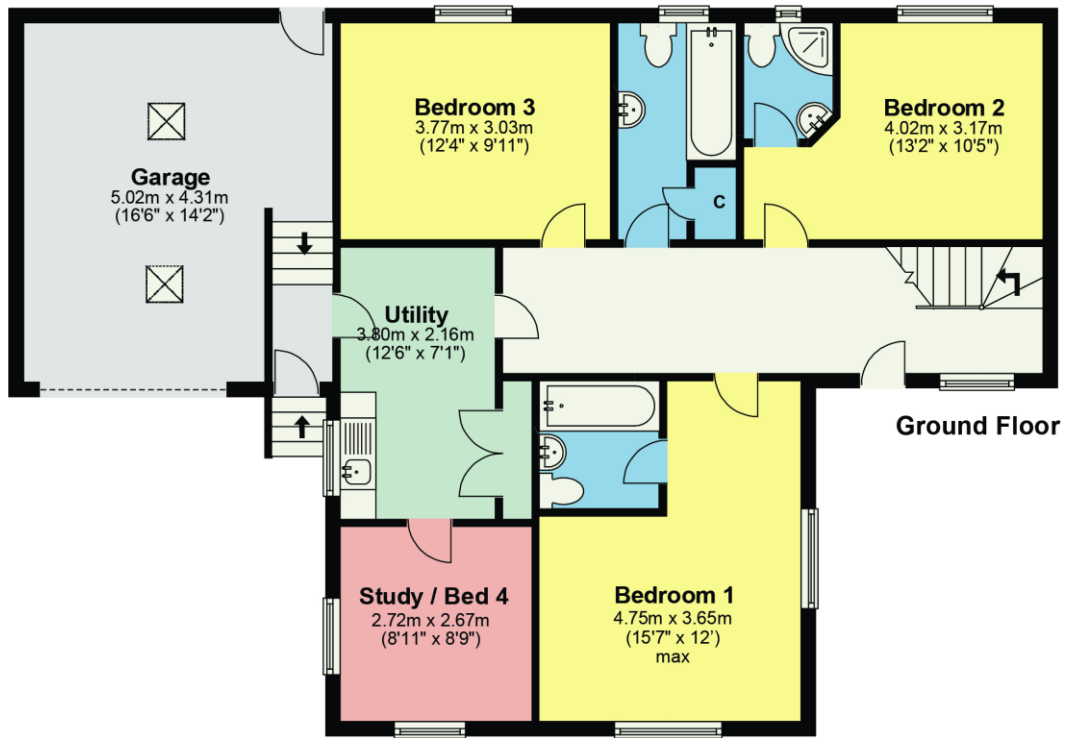
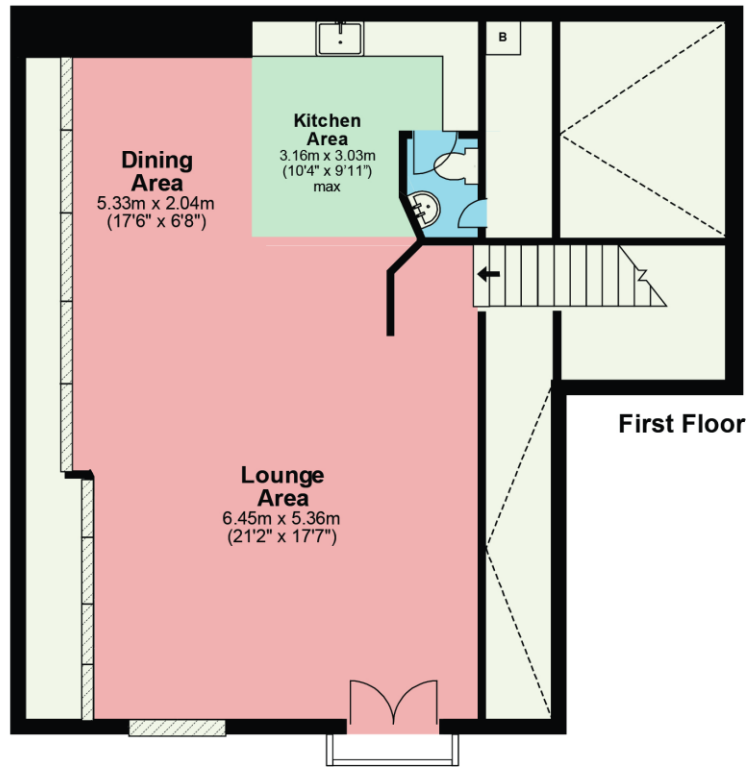


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Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: grangesales@hackney-



Total area: approx. 184.5 sq. metres (1986.3 sq. feet)

For illustrative purposes only. Not to scale. REF: GR264

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