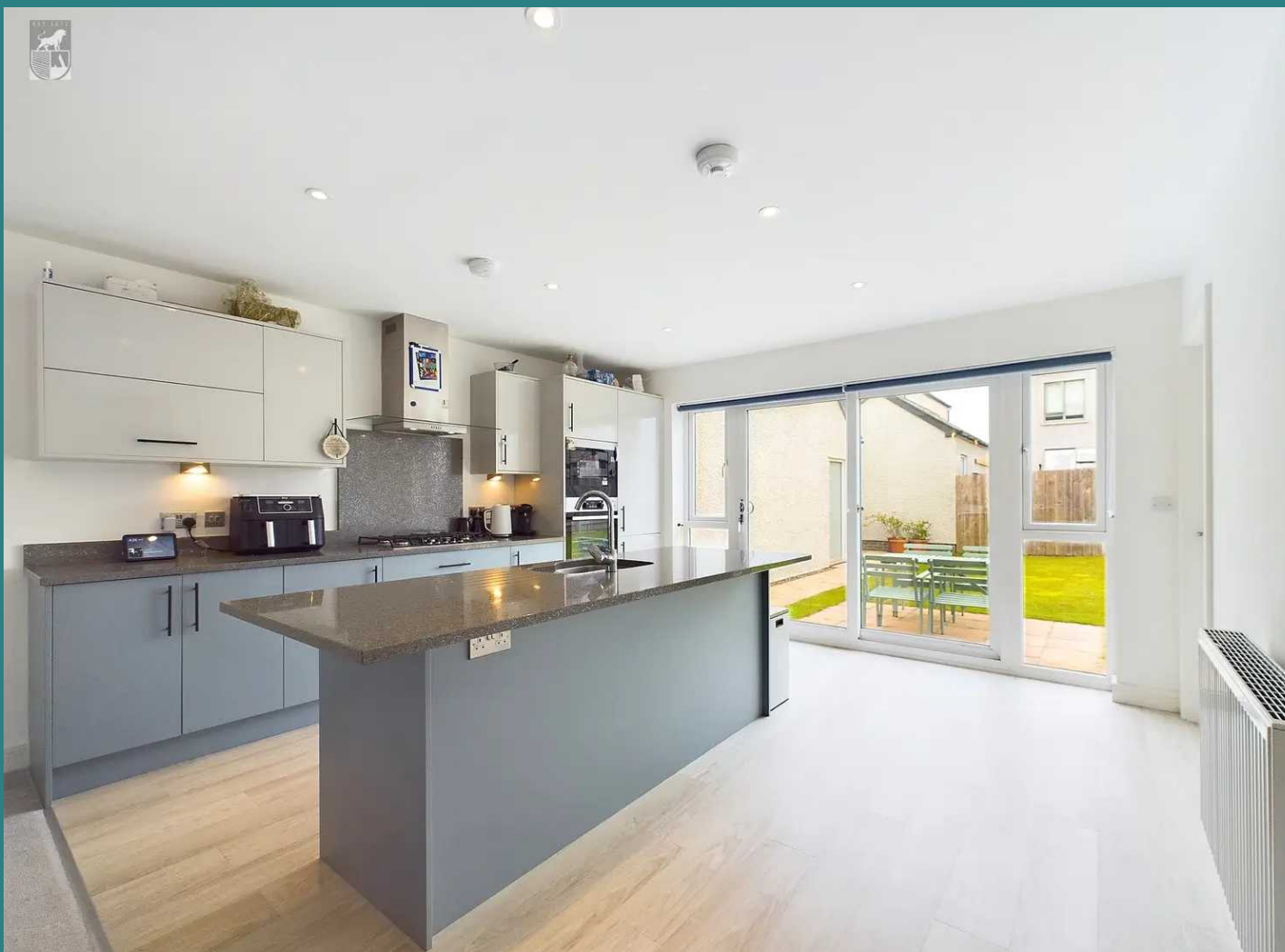




6 Winfield Gardens, Allithwaite
£475,000





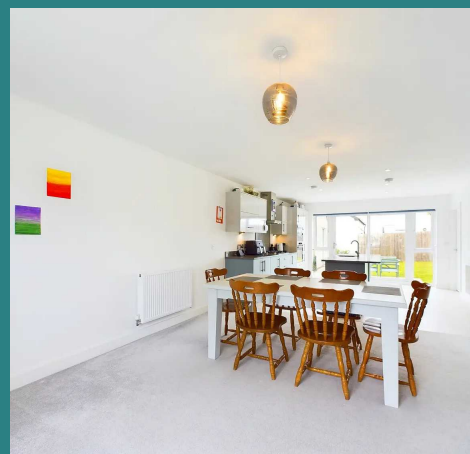
6 Winfield Gardens

Allithwaite, Grange-Over-Sands

Nestled in the charming Winfield Gardens of Allithwaite, this executive four-bedroom detached house offers a perfect blend of comfort and style. Upon entry, the ground floor unfolds to reveal a spacious lounge, a well-appointed kitchen with a dining/lounge area, a convenient utility room, and a guest WC. Upstairs, four generously sized bedrooms provide ample space. Completing the accommodation is a modern bathroom and a separate en-suite. The front and rear gardens create a serene outdoor retreat, perfect for relaxing and socialising. Off-road parking and a garage provide practicality and convenience.

Allithwaite is a village located a few minutes west of Grange-over-Sands and the village of Cartmel lies a short distance to the north, making it a truly desirable family home in a sought-after location.

From our office in Grange over Sands, drive onto Pig Lane, right onto Hampsfell Road, left onto Main Street, and at the roundabout, take the third exit onto The Esplanade (B5277). Continue on this road to Holme Lane, Allithwaite. Turn slightly right onto Byreside and then right onto Church Road. Take the second left onto Vicarage Lane and continue to Whinfield Gardens, which is on the right-hand side, before turning to Green Lane. Drive into Winfield Gardens, and Number 6 is located on the left-hand side.



Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

ENTRANCE

To the front of the property, the composite door with glazed panel opens to the hallway.

HALLWAY

11' 3" x 6' 10" (3.43m x 2.08m)

This entrance hallway has a radiator and doors open to the lounge, storage cupboard, and kitchen/dining room. Stairs rise to the first floor landing.

LOUNGE

22' 5" x 11' 2" (6.83m x 3.40m)

The lounge runs the full length of the property and has a radiator, a uPVC double-glazed window to the front, and a uPVC sliding patio door opening to the rear garden.

STORAGE CUPBOARD

This useful space houses the water meter, the stop tap, and the internet connection to the property.

KITCHEN/DINING ROOM

27' 2" x 13' 9" (8.28m x 4.19m)

With ample room for a dining table and chairs, the kitchen/dining room has a range of fitted storage units with a complementary galena quartz worktop. There is a matching island incorporating a 1 1/2-bowl stainless steel sink and an integrated dishwasher. It is a five-burner gas hob with an extractor hood, an integrated oven, an integrated microwave, and an integrated fridge/freezer. There is a door opening to the utility room, two radiators, a uPVC double-glazed window to the front, and a uPVC double-glazed sliding patio door with windows to the sides opening to the rear garden.





UTILITY ROOM

7' 4" x 6' 9" (2.24m x 2.06m)

The utility room has fitted storage units, one housing a Logic combi boiler, with a complementary worktop incorporating a stainless steel sink, space and plumbing for the washing machine, and space for a tumble dryer. There is a door to the ground-floor WC and a uPVC double-glazed door opening to the rear garden.

GROUND FLOOR WC

6' 10" x 3' 9" (2.08m x 1.14m)

The suite comprises a WC, a wall-mounted washbasin, and a radiator.

FIRST FLOOR LANDING

Doors open to the bedrooms and bathroom; there is a radiator and an access hatch with ladder to the partially boarded and insulated loft space.

BEDROOM

13' 6" x 13' 3" (4.11m x 4.04m)

This room has a radiator, two uPVC double-glazed windows to the rear, and a door opening to the en-suite shower room.

EN-SUITE SHOWER ROOM

The suite comprises a large walk-in shower cubicle, a WC, and a vanity sink. There is a chrome ladder radiator and a uPVC double-glazed window.

BEDROOM TWO

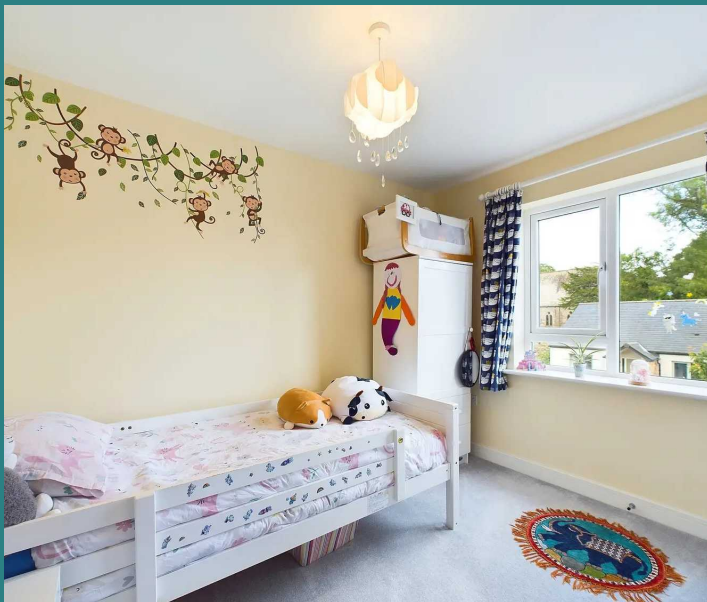
13' 3" x 8' 9" (4.04m x 2.67m)

This room has a radiator and a uPVC double glazed window.

BEDROOM THREE

10' 0" x 7' 7" (3.05m x 2.31m)

This room has a door to the shelved cupboard, a radiator, and a uPVC double-glazed window.



BEDROOM FOUR

This room has a radiator and a uPVC double-glazed window.

BATHROOM

10' 9" x 5' 6" (3.28m x 1.68m)

The suite comprises a panel bath with a shower tap, a WC, a pedestal washhand basin, and a shower cubicle. There is a radiator and a tiled display shelf extending to the sill of the uPVC double-glazed window with privacy glazing.

GARDEN

Being on a corner plot, there are lawns with a paved path leading to the front door and along the front of the property. A block paved driveway provides off-road parking and access to the garage; there is gated access to the rear garden and an external socket should an electric charging point be needed. The level rear garden is mainly laid out on lawn with paved seating areas and an external tap. There is an access door to the garage and a paved bin storage area behind it.

GARAGE

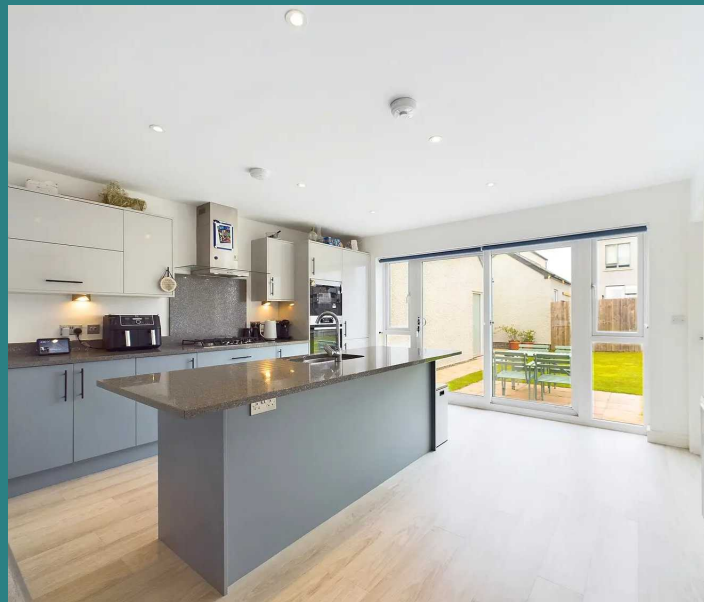
Single Garage

The single garage has an up-and-over door, power, and light.

DRIVEWAY

2 Parking Spaces

Block paved driveway





Ground Floor



Floor 1



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.



Arnold Greenwood Estate Agents

5 Lowther Gardens, Grange-Over-Sands - LA11 7EX

015395 38077 • grange@arnoldgreenwood.co.uk • www.arnoldgreenwoodestateagency.co.uk/



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