



Flookburgh

£240,000

12 Fairfield, Flookburgh, Grange-over-Sands, LA11 7NB

A super, neatly presented Semi-Detached True Bungalow in a popular residential area of Flookburgh with nice sunny aspect.

Comprising Hallway, Lounge, Breakfast Kitchen, 2 Double Bedrooms and Bathroom. Outside: Shed, Gardens and Parking.

Viewing is highly recommended.

Quick Overview

Semi-Detached True Bungalow - 2 Double Bedrooms

1 Reception - 1 Bathroom

Sunny Aspect

Neatly presented

Neutral Decor

Former Garage/Shed

Popular, convenient location

Level, low maintenance Gardens

Parking on Driveway

Superfast Broadband speed 72mbps available*



2



1



1



D



Superfast
Broadband



Off road Parking

Property Reference: G2966



Lounge



Kitchen



Bedroom 1



Bedroom 2

Description 12 Fairfield is a super, Semi-Detached, neatly presented Bungalow - practical, low maintenance and perfectly formed, this lovely home enjoys a sunny position and is in a very convenient, sought after location. Fairfield is a lovely, quiet and friendly residential area with easy access to the many amenities within the village. This property has been a much loved home for many years and benefits from double glazing and gas central heating, those expensive boxes are ticked. If a little extra space was required, subject to the relevant planning consents there is a perfect spot to add a small sun room or conservatory at the rear perhaps???? This may be something to ponder?

The front door opens into the Hallway with coved ceiling, wood effect laminate flooring and doors to all rooms. The Lounge is well proportioned with a lovely bow window looking in to the Rear Garden, coved ceiling and electric fire with polished stone surround. The Breakfast Kitchen has space for a small table and 2 chairs and is furnished with a range of white wall and base cabinets. Built-in oven and hob with space for washing machine and fridge freezer.

Both Bedrooms are situated to the front with pleasant aspects into the Front Garden. Both are double rooms with a good range of fitted bedroom furniture. Bedroom 1 also has an attractive bow window. The Bathroom has a white suite comprising 'P' shaped bath with shower over, WC and wash hand basin on vanity unit.

Outside is the former Garage/Store with power and light - ideal, with a little 'TLC' as an outdoor Office or Hobbies Room perhaps - if not, excellent storage at the very least! The Rear Garden is enclosed and largely paved for ease and is an incredible sun trap. There are 2 wide flower borders and a small ornamental pond. To the front there is a good, level area of well tended lawn with further planted borders containing some well established plants and shrubs - again - a very sunny spot! There is parking for 2/3 vehicles on the driveway.

Location Situated within the popular Fairfield Estate just 250 yards from the Village Square which is well served and boasts amenities such as Post Office, Village Store, Bakery, Public House, Church, Hairdressers, Fish & Chip Shop, Primary School, Chemist and Doctors. Cark Railway Station is within walking distance offering connections to the West Coast main line services. The larger town of Grange over Sands with picturesque Edwardian Promenade and the famous village of Cartmel are both approximately 5 minutes by car.

Upon entering Flookburgh Village proceed into the Square and turn right in the direction of Cark. Just past the Doctors Surgery, take the first turning right into Fairfield. Take the next right and No.12 can be found shortly on the left hand side.

What3words

<https://what3words.com/placidly.minerals.boardroom>

Accommodation (with approximate measurement)

Hallway

Lounge 14' 10" x 11' 5" (4.52m x 3.48m)

Kitchen 11' 0" x 8' 10" (3.35m x 2.69m)

Bedroom 1 12' 9" x 9' 10" max (3.89m x 3m max)

Bedroom 2 10' 5" x 7' 6" (3.18m x 2.29m) inc wardrobes

Bathroom

Former Garage/Store 15' 3" x 8' 5" (4.65m x 2.57m)

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/> 22.7.24 not verified

Council Tax: Band C. Westmorland and Furness Council.

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

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 £775 - £825 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Bathroom



Rear Garden



Former Garage and Rear Garden



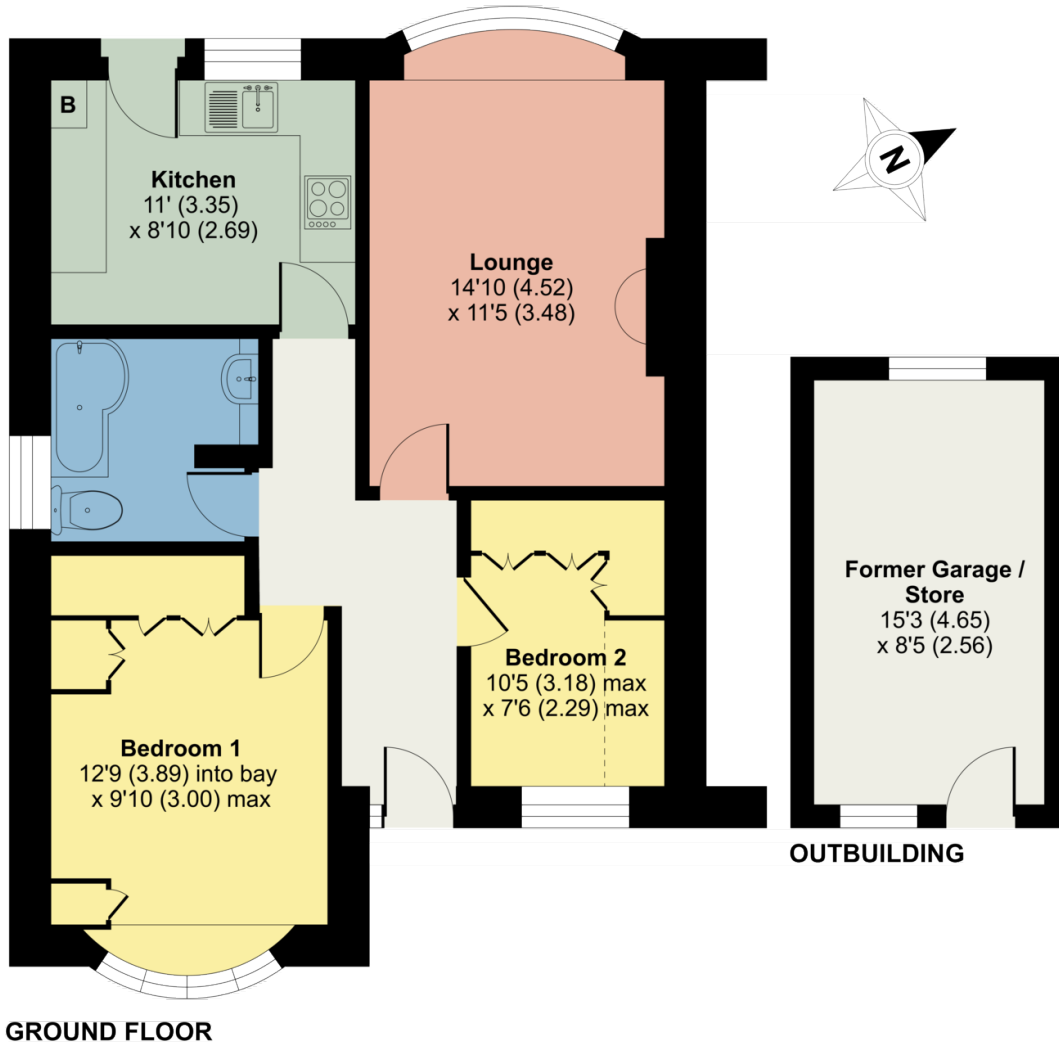
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Approximate Area = 637 sq ft / 59.1 sq m

Outbuilding = 128 sq ft / 11.8 sq m

Total = 765 sq ft / 71 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). © nchecon 2024. Produced for Hackney & Leigh. REF: 1161527

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