



Allithwaite

£265,000

Green Shutters, 16 Highcroft Drive, Allithwaite, Grange-over-Sands, Cumbria, LA11 7QL

A super, deceptively spacious, competitively priced Detached Bungalow with some pleasant views and low maintenance gardens. Offered with no upper chain this Bungalow will suit a range of different buyers.

Comprising Hallway, Kitchen, Living/Dining Room, 2/3 Bedrooms, Shower Room. Garage, Parking and Garden. Viewing recommended.

Quick Overview

- Detached - 2/3 Bedrooms
- 1/2 Reception - 1 Shower Room
- Pleasing views - open fields to rear
- Gas central heating
- Quiet cul-de-sac location
- Village Shop close-by
- Lovely walks from the door step
- Low maintenance Garden
- Garage and Parking
- Superfast Broadband available*



3



1



1



D



Superfast
Broadband



Garage & Parking

Property Reference: G2998



Hall



Lounge/Dining Room



Kitchen



Rear Garden

Description Green Shutters, 16 Highcroft Drive is an excellent Detached Bungalow for those seeking a spacious, well laid out, versatile property with pleasing views towards Wartbarrow set on a quiet residential cul-de-sac in the lovely village of Allithwaite. This property is spacious and light with some degree of versatility, particularly around the 3rd Bedroom. This could easily be used as extra living space, Dining Room perhaps or maybe a Study.

The side door opens into the central Hallway with cloaks and airing cupboards and space saving, bi-folding doors to all rooms. The Kitchen is bijou but perfectly formed with dual aspect and pleasing views towards Wartbarrow. Light wood effect wall and base units with inset sink unit. Built-in electric oven and hob and integrated fridge freezer. Space and plumbing for washing machine or dishwasher. The Living/Dining Room is a well-proportioned room with lots of natural light and views towards Wartbarrow. Polished stone fireplace with inset living flame gas fire. There is ample room for living and dining furniture if required.

Bedrooms 1 is a well proportioned double room with a range of fitted bedroom furniture and pleasant outlook into the Rear Garden and a glimpse of Morecambe Bay. Bedroom 2 is also a double room with fitted wardrobes. Bedroom 3/Dining Room/Study is a smaller double room also with rear aspect and rear door to the Garden. There is also a loft hatch with pulldown ladder. The loft is partially boarded with light and houses the gas central heating boiler.

The attached Garage has power and light, up and over door and uPVC pedestrian door to the rear. Parking for 1 car to the front of the Garage. The front Garden is a good space with some well established plants and shrubs - now perhaps in need of a little love and care. The Rear Garden is tiered and largely paved and gravelled for ease. There is an ornamental pond and Summer House. The Garden is well proportioned and sunny and with a little 'TLC' it could be brought back to the delight it once was.

Location Situated within easy walking distance of the excellent Primary School, Village Store and popular village Public House, The Pheasant. A 5 minute drive and you will find yourself in the small town of Grange over Sands with amenities such as Railway Station, Post Office, Library etc or the ever popular and highly sought after village of Cartmel with fine dining, public houses and home to the famed steeplechase meetings and sticky toffee pudding!

Highcroft Drive is 'tucked away' just off the centre of this popular village and is a small cul-de-sac of Bungalows built in the 1970's. From the centre of Grange bear left at the mini-roundabout at the top of Main Street, proceed along The Esplanade heading Westwards towards the village of Allithwaite, drop down the hill and take the first right into 'The Square'. Follow the road and take the 3rd left into Vicarage Lane and then left again into Highcroft Drive. No.16 is towards the end of the cul-de-sac on the right hand side.

What3words.

<https://what3words.com/writing.covering.perused>

Accommodation (with approximate measurements)

Hallway

Kitchen 10' 2" x 7' 6" (3.12m x 2.31m)

Living/Dining Room 22' 3" x 12' 2" (6.78m x 3.71m)

Bedroom 1 15' 5" inc wardrobe x 11' 10" max (4.70m inc wardrobe x 3.63m max)

Bedroom 2 11' 7" x 10' 0" (3.53m x 3.05m) inc wardrobes

Bedroom 3/Dining Room/Study 10' 4" x 8' 2" (3.15m x 2.50m)

Shower Room

Garage 8' 2" x 6' 11" min (2.51m x 2.13m min)

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/> 15.10.24 not verified

Council Tax: Band D. 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 £875 - £900 per calendar month. For further information and our terms and conditions please contact our Grange Office.

Anti-Money Laundering Regulations (AML): Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



Bedroom 2



Bedroom 3/Dining Room



Rear Garden

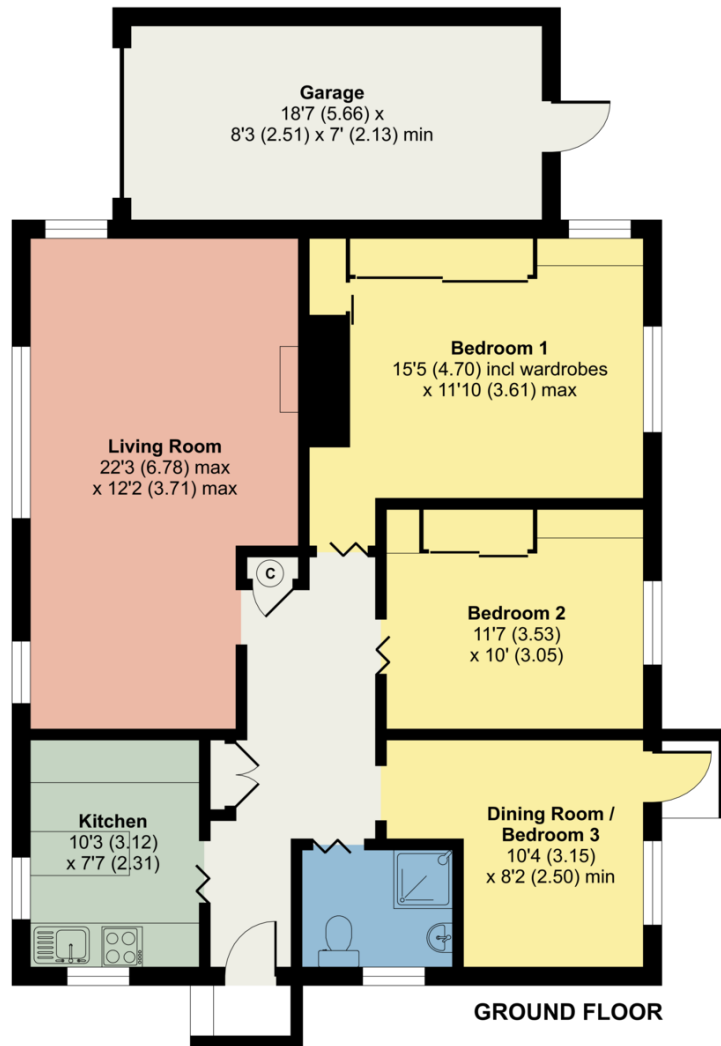
Highcroft Drive, Allithwaite, Grange-Over-Sands, LA11

Approximate Area = 923 sq ft / 85.7 sq m

Garage = 165 sq ft / 15.3 sq m

Total = 1088 sq ft / 101 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hackney & Leigh. REF: 1204878

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 18/10/2024.

Request a Viewing Online or Call 015395 32301