



Lindale

£275,000

16 Stonebeck, Lindale, Grange-over-Sands, Cumbria, LA11 6PA

A well presented, stylish 3 Bedroom Semi-Detached Family House with pleasant outlook towards open fields and woodland.

Comprising Dining Kitchen, Sitting Room, 3 Bedrooms and Shower Room. Parking space and Patio Garden. Internal inspection recommended.

Quick Overview

Semi-Detached - 3 Bedrooms

1 Reception - 1 Bathroom

Village location

Lake District National Park

Gas central heating

Good access to A590

Grange over Sands 2 miles away

Low Maintenance Patio Garden

1 Private Parking Space and Visitor Parking

Superfast Broadband available*



3



1



1



C



Superfast
Broadband



1 Parking Space

Property Reference: G3000



Lounge



Kitchen



Dining Kitchen



Bedroom 1

Description: A super Family Home which is well presented with modern Kitchen and Shower Room fittings, low maintenance Patio Garden and 1 allocated Parking Space.

The double glazed entrance door leads in to the Dining Kitchen which has an attractive range of cream shaker style wall and base units with complementary worktops and inset sink unit. Built-in AEG single oven with microwave oven over, Hotpoint 4 ring gas hob and integrated washing machine. Antico flooring and under-stairs storage cupboard. Pleasant outlook in to the Communal Courtyard, double doors to the Patio Garden. A door leads into the full length Lounge with lovely aspect into the Wilkinson Memorial and to open fields and woodland. 'Oak' beam and laminate 'Oak' flooring.

From the Dining Kitchen stairs lead to the First Floor Landing with loft hatch. There is a pull down ladder and the loft is part boarded with light. The Landing houses the boiler cupboard, linen cupboard with space for tumble drier and storage cupboard. There are 3 Bedrooms, 2 Double and 1 Single. Bedroom 1 is a dual aspect room with part panelled wall and views over the Memorial towards open fields and woodland. Bedroom 2 has a front aspect into the Courtyard and a recessed wardrobe/store cupboard. Bedroom 3 is a good sized single room with views over the Memorial towards open fields. The Shower Room was replaced in April 2024 with a 3 piece white suite comprising corner shower enclosure with waterfall shower and hand held shower, wash basin with towel rail under and low flush WC. Complementary stylish tiling to walls and floor, inset ceiling down-lights and extractor fan.

Outside there is a low maintenance Patio Garden with gated access at both ends. Raised timber flower borders with a variety of small shrubs. Designated parking for 1 car and Visitor Parking available.

Internal inspection strongly recommended.

Location: To reach the property from Junction 36 of the M6 follow the road in the direction of Barrow in Furness (A590). Upon reaching Meathop roundabout take the first exit signposted Lindale/Grange-over-Sands. As you enter the village of Lindale take the first exit at the roundabout and then left into Dixon Wood Close. Take the first left onto the gravelled road and keep left into the small parking area directly in front of No.16.

Situated on the edge of the Lake District National Park this popular and friendly village offers amenities such as excellent Primary School, popular Public House/Restaurant and regular bus service to Kendal and Barrow. Just a 10 minute drive from the base of Lake Windermere and 20 minutes from junction 36 of the M6 motorway the property is conveniently

placed yet with a semi-rural feel.

What3words:

<https://what3words.com/troll.skewing.student>

Accommodation (with approximate measurements)

Kitchen/Diner 17' 0" x 12' 0" inc stairs (5.18m x 3.66m inc stairs)

Lounge 17' 0" x 11' 4" (5.18m x 3.45m)

Bedroom 1 11' 3" x 8' 11" (3.43m x 2.72m)

Bedroom 2 10' 7" x 8' 10" (3.23m x 2.69m)

Bedroom 3 8' 5" x 7' 10" (2.57m x 2.39m)

Bathroom

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/1/11/2024> not verified

Council Tax: Westmorland and Furness Council - Band C

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.

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).



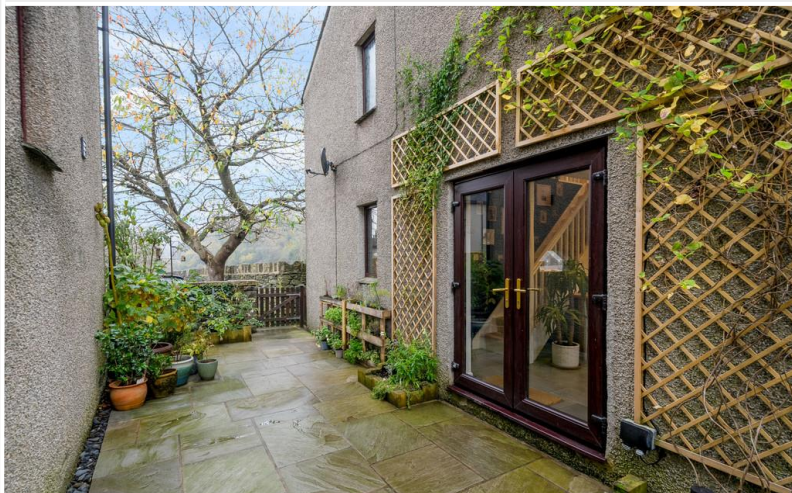
Bedroom 2



Bedroom 3



Shower Room

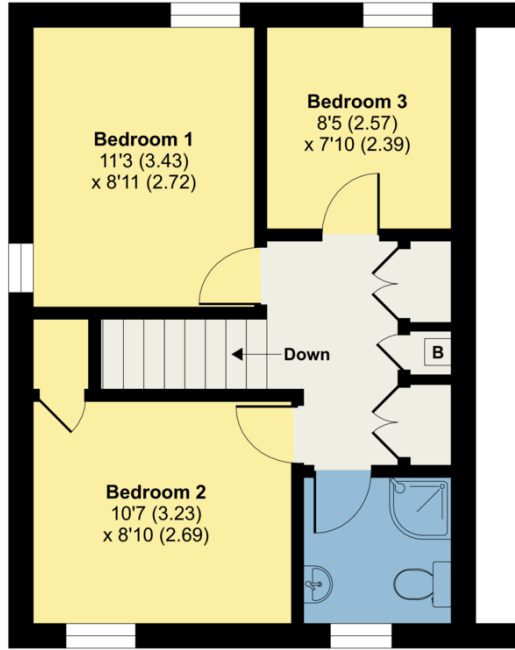


Patio Area

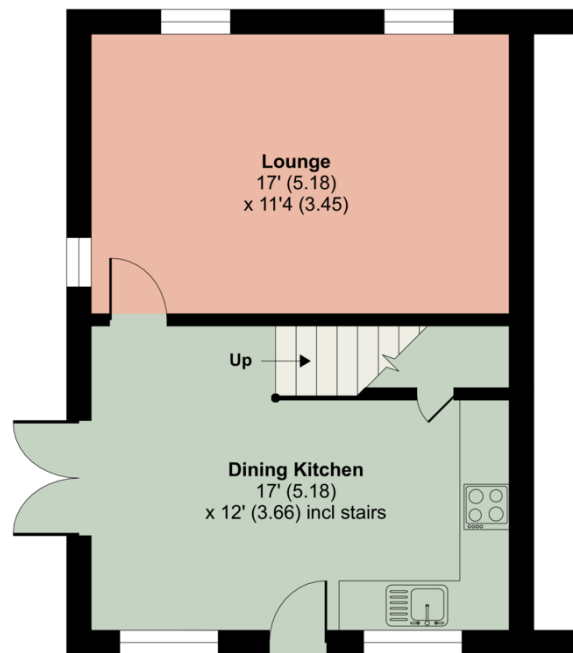
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Approximate Area = 822 sq ft / 76.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1210083

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