



## Allithwaite

£320,000

36 Templand Park, Allithwaite, Grange-over-Sands,  
Cumbria, LA11 7QS

A chain free, superb, spacious, Detached Bungalow with modern Bathroom, spacious light rooms but also an opportunity to put your own stamp on here and there! Ideal for so many different buyers.

Comprising Hallway, Lounge/Dining Room, Breakfast Kitchen, Utility Porch, Bathroom, 3 Double Bedrooms, Cloakroom, Garage, Parking and Gardens Front and Rear. Viewing is highly recommended.

### Quick Overview

Detached - 3 Double Bedrooms

1 Reception - 1 Bathroom

Quiet, residential area

Lovely, friendly village

Workshop, Timber Shed and Greenhouse

Pleasant outlook over the central green

Neatly kept Gardens Front and Rear

Garage and Parking

No upper chain

Superfast Broadband available\*



3



2



1



D



Superfast  
Broadband



Garage and  
Parking

Property Reference: G3004





Entrance Hall



Lounge/Dining Room



Kitchen



Rear Porch

**Description** 36 Templand Park is a lovely, spacious and light Detached Bungalow occupying a pleasing position with a delightful view over the central green. The property has a open and airy feel and boasts a modern recently fitted Bathroom. There are also some opportunities to improve here and there.

The main door opens into the Hallway with double height ceiling, open tread stairs with small 'gallery style' Landing and doors to the Ground Floor Rooms. The Lounge/Dining Room is a large room with 2 large front windows enjoying an outlook over the front Garden towards the central green. Gas fire with polished stone hearth. This room is large enough to easily accommodate both living and dining furniture.

The Kitchen is well proportioned with enough space for a breakfast table and enjoying a side aspect. Fitted with a range of mid wood tone wall and base cabinets with built in 'Bosch' double oven, 1½ bowl stainless steel sink unit and gas hob. Space for under counter fridge. Door to the Utility Porch which has an external door to the Rear Garden.

Bedroom 1 is a good sized double room with rear aspect and fitted wardrobes. The Bathroom is tiled with recessed ceiling spot lights and modern white suite comprising bath, WC, pedestal wash hand basin and shower enclosure. Chrome ladder style radiator.

The First Floor has a Double Bedroom either side, both with extensive eaves storage. These Bedrooms are served by the central WC with wash hand basin. Large linen/airing cupboard housing the wall mounted gas central heating 'combi' boiler on the landing.

Outside to the front is a lovely, spacious, level and neatly tended Front Garden with an area of lawn and deep planted borders which contain some lovely, colourful, well established plants. The brick set driveway to the side provides Parking for several vehicles. The Rear Garden has a brick set patio currently with Greenhouse, small ornamental circular lawn and further, attractive rockery style planting and garden shed. The single Garage has electrically operated up and over door, power, light and water and Workshop area to the rear with window looking in to the Rear Garden.

**Location** Allithwaite is a popular village with an excellent Primary School, well known Public House and Restaurant, Community Centre which is the hub of many events and social gatherings in the village with Bowling Green, Football Pitch, Skate Board and Bike Track (Pump Track)! There is also a Village Shop providing every day needs. Cartmel is a short drive away with Secondary School, famous Cartmel Races and Sticky Toffee Pudding, plus several pubs and fine eateries including L'Enclume Restaurant. Grange has a wider range of amenities such as Medical Centre, Post Office and Train Station.

To reach the property travel out of Grange in the direction of Allithwaite. Upon reaching the village, drop down the hill (Holme





Lounge/Dining Room



Kitchen





Bedroom 1



Bedroom 3



Bedroom 2



Bathroom

Lane) and turn right into The Square - continue up the hill into Church Road. Follow the road past the Church and Primary School and turn left into Green Lane. Take the first right into Templand Park and No. 36 is shortly on the right hand side.

What3words -

<https://what3words.com/parent.pursue.stopwatch>

#### Accommodation (with approximate measurements)

##### Hall

**Lounge/Dining Room** 24' 2" max x 11' 11" max (7.37m max x 3.63m max)

**Kitchen** 12' 11" x 11' 9" (3.94m x 3.58m)

**Utility Porch** 10' 5" x 5' 8" (3.18m x 1.73m)

**Bedroom 1** 11' 11" x 11' 0" (3.63m x 3.35m)

##### Bathroom

**Bedroom 2** 12' 11" max x 9' 3" (3.94m max x 2.82m)

**Bedroom 3** 11' 10" x 9' 3" (3.61m x 2.82m)

##### WC

**Garage** 13' 4" x 6' 9 min" (4.06m x 2.07m min)

**Workshop** 8' 11" x 8' 3" (2.74m x 2.54m)

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

**Tenure:** Freehold. Vacant possession upon completion. No upper chain.

\*Checked on <https://checker.ofcom.org.uk/> 9.11.24 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 £900 - £950 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



Rear Garden





Front Garden





## 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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# Templand Park, Allithwaite, Grange-Over-Sands, LA11



Denotes restricted  
head height

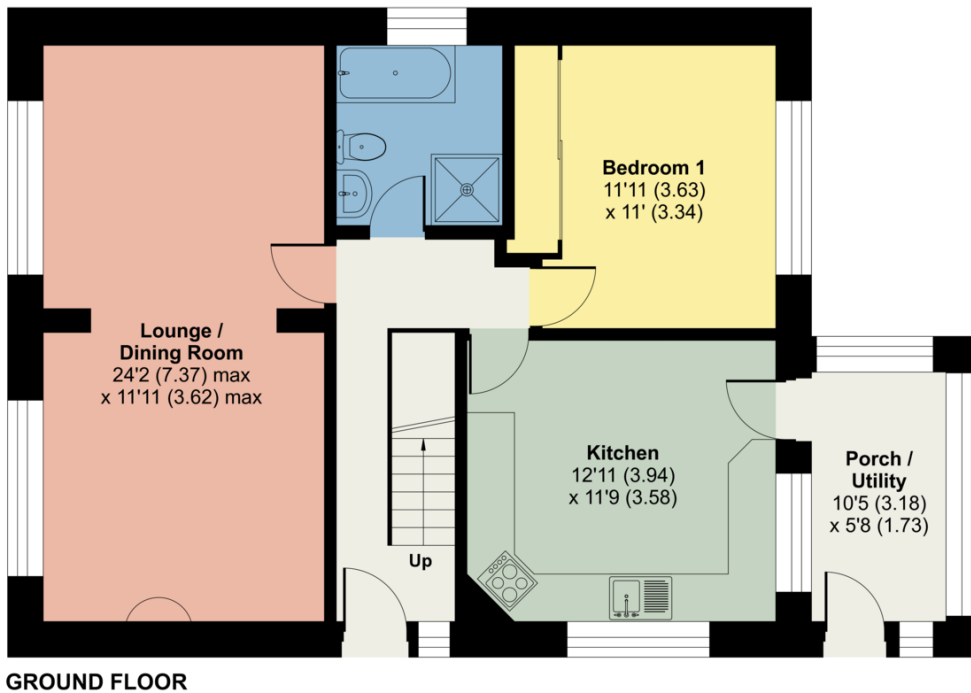
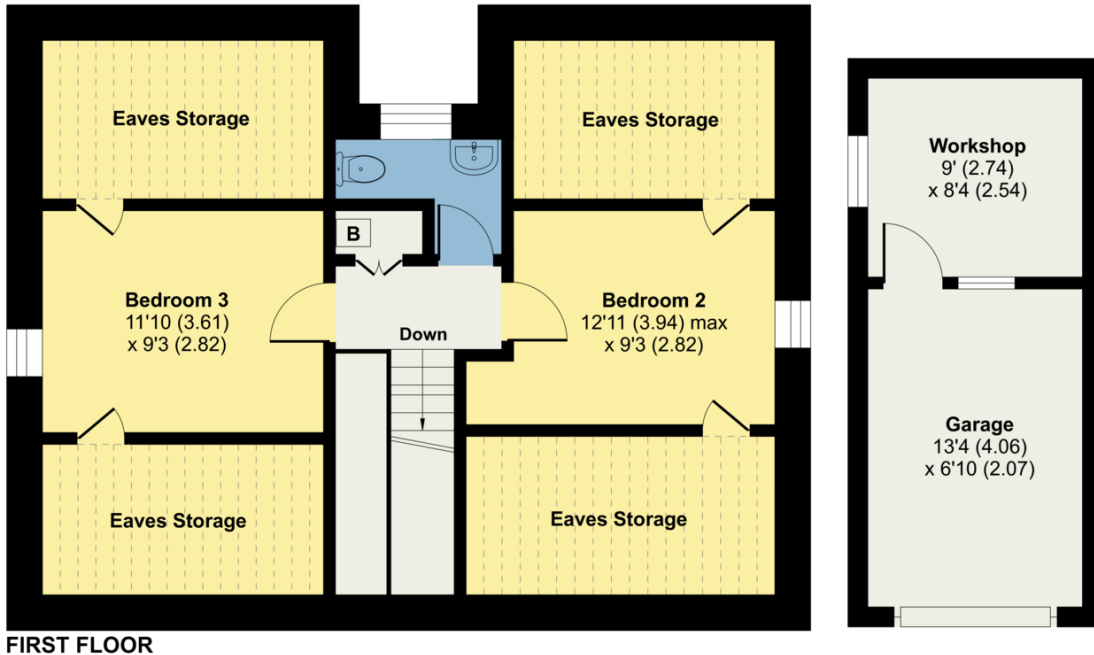
Approximate Area = 1169 sq ft / 108 sq m

Limited Use Area(s) = 343 sq ft / 31.8 sq m

Garage & Workshop = 199 sq ft / 18.4 sq m

Total = 1711 sq ft / 158.9 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). © nichecom 2024. Produced for Hackney & Leigh. REF: 1211011

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