



Grange-Over-Sands

£249,000

29 Laneside Road
Grange-Over-Sands
Cumbria
LA11 7BS

A Detached, manageable and neatly presented true Bungalow on a good sized, level and very private plot. Comprising 2 double Bedrooms, Living Room open to Dining Area, Kitchen, Bathroom and integral Garage and Parking on private Driveway, Garage and Gardens to front and rear.

Property Ref: G2313





Living Room

Location/Description: Set in a private and extremely peaceful corner of the ever popular residential Kents Bank area of Grange over sands this delightful, neatly presented, secluded and private detached bungalow is set on a good sized level plot on the bus route and approximately 2 miles from the Centre of Grange over Sands. The Edwardian sea side town of Grange over Sands boasts many amenities including Medical Centre, Shops, Churches, Primary School, Library, Railway Station and the picturesque Promenade.

To reach the property proceed up the Main Street bearing left at the mini-roundabout at the top of the hill. Follow the road westwards towards Allithwaite. Proceed along Allithwaite Road, up the steep hill passing the distinctive 'Cartmel Grange' nursing home on the right and turn left into Carter Road then 1st right and follow the road round into Granby Road leading to Laneside Road. No. 29 is on the right.

The approach to No. 29 Laneside Road is through the wide gateway, onto the spacious driveway and path leading to the two steps up to the uPVC half glazed front door. Opening to:-

Hallway with coved ceiling and useful double cloaks cupboard with hanging and shelf space. Doors to:-

Living Room a sunny Living Room with bow window overlooking the pretty Front Garden. Coved ceiling. Tiled fire surround housing gas living flame fire. Open to:-

Dining Area with a continuation of the coved ceiling and uPVC double French doors leading out onto the Rear Patio & Garden. Door to:-

Kitchen with good range of high gloss white kitchen units including larder cupboard. Complementary tiling and black work surfacing incorporating electric hob with extractor over, electric oven and single draining stainless steel sink unit with mixer tap. Large uPVC window with lovely outlook into pretty Rear Garden and woodland beyond. Space for under counter fridge and space and plumbing for dishwasher. Laminate floor. Door to integral Garage.

From the Hallway doors lead to:-

Bedroom 1 a double bedroom with large uPVC window offering pleasant outlook to front. Built in over-bed cupboards and bedside tables.

Bedroom 2 a further double bedroom with uPVC window to rear offering a pleasant and private outlook over attractive Rear Garden and woodland beyond. Loft hatch.

Loft partially boarded with light. Ideal storage space.

Bathroom with frosted uPVC window to side and 3 piece suite comprising low flush WC, pedestal wash hand basin and bath with shower over. Complementary tiling to walls and laminate flooring. Extractor fan.

Outside:

Garage with metal up and over door, power and light. Space and plumbing for automatic washing machine. uPVC pedestrian door to



Kitchen

rear and uPVC window(new in 2016). (Roof renewed 2016 - 30 year guarantee).

Parking there is ample parking for 2/3 vehicles on the flagged Driveway

Gardens to the front of the property there is a small level lawned area with colourful planted borders, limestone rockery with small pond and several mature conifers.

To the rear there is a sunny, generously proportioned flagged patio seating area and a good sized level lawn with an array of attractive rockery beds and more mature plants and shrubs. The Rear Garden is very private, not overlooked and backs directly onto woodland. A delightful garden in which to soak up the peace and privacy.

Services: Mains gas, electricity, water and drainage. Gas central heating to radiators. (New boiler fitted 2016).

Council Tax: Band D. South Lakeland District Council.

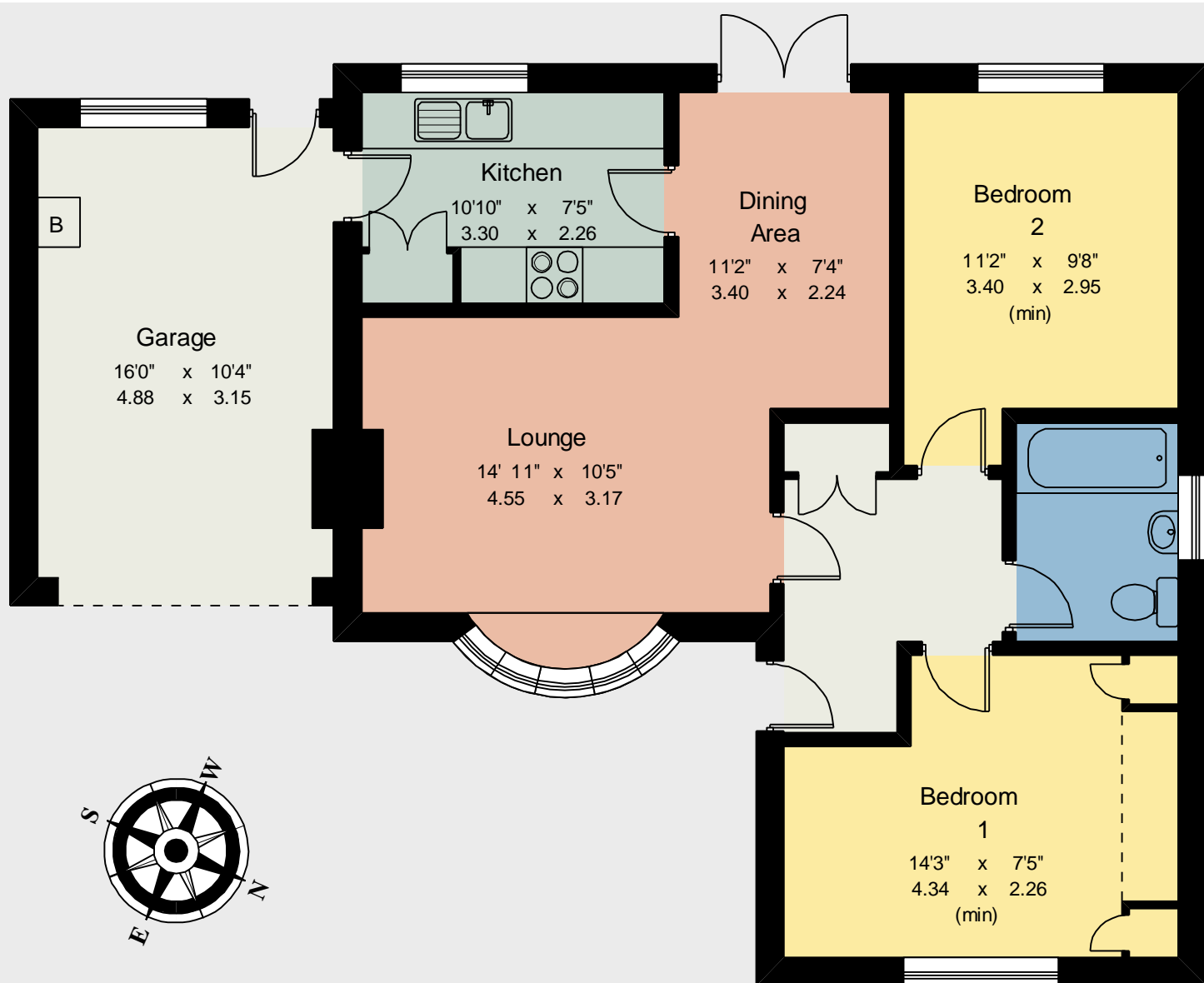
Tenure: Freehold. Vacant possession upon completion.

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.

Residential Lettings Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £700-£800 per calendar month. For further information and our terms and conditions please contact our Grange Office.

VIEWING NOTES



A thought from the owners... The possibility of an extension to the left of the property.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. 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.