







## Grange-Over-Sands

**£355,000**

9 Laneside Road  
Grange-Over-Sands  
Cumbria  
LA11 7BU

An impressive and immaculately presented Detached Bungalow situated on a generous plot with glimpses of Morecambe Bay and in the sought after location of Kents Bank. Recently modernised to a high standard and re-roofed. Comprising two Double Bedrooms (1 en-suite), Living Room, Superb Dining Kitchen, Modern Bathroom, Garage and beautiful private Gardens.

Property Ref: G2213

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Living Room



Living Room



Hallway

**Location/Description:-** An opportunity to purchase an immaculately presented detached bungalow which has been recently modernised to a high standard by the current owners. The home is spacious and light and has been tastefully decorated throughout. The gardens are a joy and have been lovingly tended to provide a colourful and very private 'haven'.

With easy access to Kents Bank train Station and bus route and located on the fringes of the popular Edwardian Seaside town of Grange over Sands, the property is conveniently situated for all the amenities such as Medical Centre, Primary School, Library, Banks, Shops, Railway Station, Picturesque Promenade that Grange has to offer.

To reach the property proceed out of Grange over Sands in the direction of Allithwaite. At the top of Risedale Hill (passing the large pink nursing home) turn left into Carter Road and take the first right (Chestnut tree in the middle) into Granby Road, following Granby Road round, take the left turn into Lanside Road, follow the road round to the right and the property can be found on the right hand side.

**Accommodation (with approximate measurements)**

The pathway leads you to the most attractive and very impressive solid oak door with decorative glazing and matching side panels. Opens to:-

**Hallway** a spacious and welcoming 'L' shaped Hallway with corniced ceiling and useful large storage cupboard. Loft hatch with drop down aluminium ladder with attic space having lights and being boarded for storage. Engineered Oak flooring and doors to all rooms. The attractive glazed 'oak' door open to:-





Kitchen

**Living Room** 26' 7" x 12' 11" (8.1m x 3.94m) (max) a sunny and generously proportioned dual aspect room with glimpses towards Morecambe Bay. A continuation of the engineered floor and corniced ceiling. The delightful focal point of the room is provided by the electric wood burning style stove set within the 'Portuguese Limestone' surround and hearth.

From the Hallway a further modern oak/glazed door leads to:-

**Kitchen/Dining Room** 19' 0" x 10' 0" (5.79m x 3.05m) a superb Kitchen! Half tiled walls and furnished with vast range of high quality cabinets with solid walnut work surfaces which incorporate NEFF induction hob with extractor over and porcelain 1½ bowl sink unit. Integrated NEFF double oven, Bosch microwave oven, space for fridge freezer and plumbing for dishwasher. Ceramic tiled floor and modern upright radiator. Half glazed external oak door and windows to side and rear offer lovely views into the pristine rear garden. Ample space for dining table and chairs - 10'0" x 5'11" (3.05 x 1.80)

Doors from the Hallway lead to:-

**Shower Room** a modern shower room with fully tiled walls and 3 piece white suite comprising low flush WC, pedestal wash hand basin and shower enclosure with power shower and curved glass doors. Ceramic tiled floor and 2 frosted windows to rear.

**Bedroom 1** 14' 0" x 12' 2" (4.27m x 3.71m) (to wdr) with corniced ceiling and large window to front aspect with outlook over pretty front garden areas. Corniced ceiling and recessed wardrobe. Door to:-



Kitchen



Kitchen





Bedroom 1



Bedroom 1



Bedroom 1 En-Suite

**En-Suite Bathroom** a good sized en-suite with half tiled walls, frosted window to front and attractive modern suite consisting of low flush WC, pedestal wash hand basin and bath. Ceramic tiled floor, ladder style radiator, shaving point and illuminated mirror.

**Bedroom 2** 12' 0" x 11' 0" (3.66m x 3.35m) (to wdr) another double room currently utilised as home office. Large window to rear with outlook into super rear garden. Recessed and free standing wardrobes. Corniced ceiling.

**Utility Space and 'Garage'** 10' 11" x 6' 8" (3.33m x 2.03m) partially sectioned to utility space with ceramic sink and base cabinets. Plumbing for automatic washing machine and space for tumble drier. Frosted window to side and leading to 'Garage' space - 12'7" x 10'11" (3.84 x 3.33) - with up and over metal door, power and light. Currently utilised a storage/hobbies space.

#### Outside

**Gardens** to the front of the property there are delightful, level rockery style gardens gated into two sections. With chipping base and feature natural limestone walls. A pathway either side of the property leads to the gated rear garden. A pristine and lovingly tended space which is peaceful and not over looked. An array of colour with pretty and established plants and shrubs. There is a sunny patio area with ornamental pond and water feature and ample space for al-fresco dining, a level lawn with colourful border planting and a raised decking area complete with retractable awnings over and hot tub! There are 3 useful garden sheds, greenhouse and a further storage area for garden





Bedroom 2



Shower Room





Rear Aspect



Utility Area



Raised water feature and Patio

tools etc.

**Parking** there is ample parking provided on the driveway for 2/3 vehicles

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

**Council Tax:** Band E. South Lakeland District Council.

**Tenure:** Freehold. Vacant possession upon completion.

**Viewing:-** 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 £800 - £850 per calendar month. For further information and our terms and conditions please contact our Grange Office.

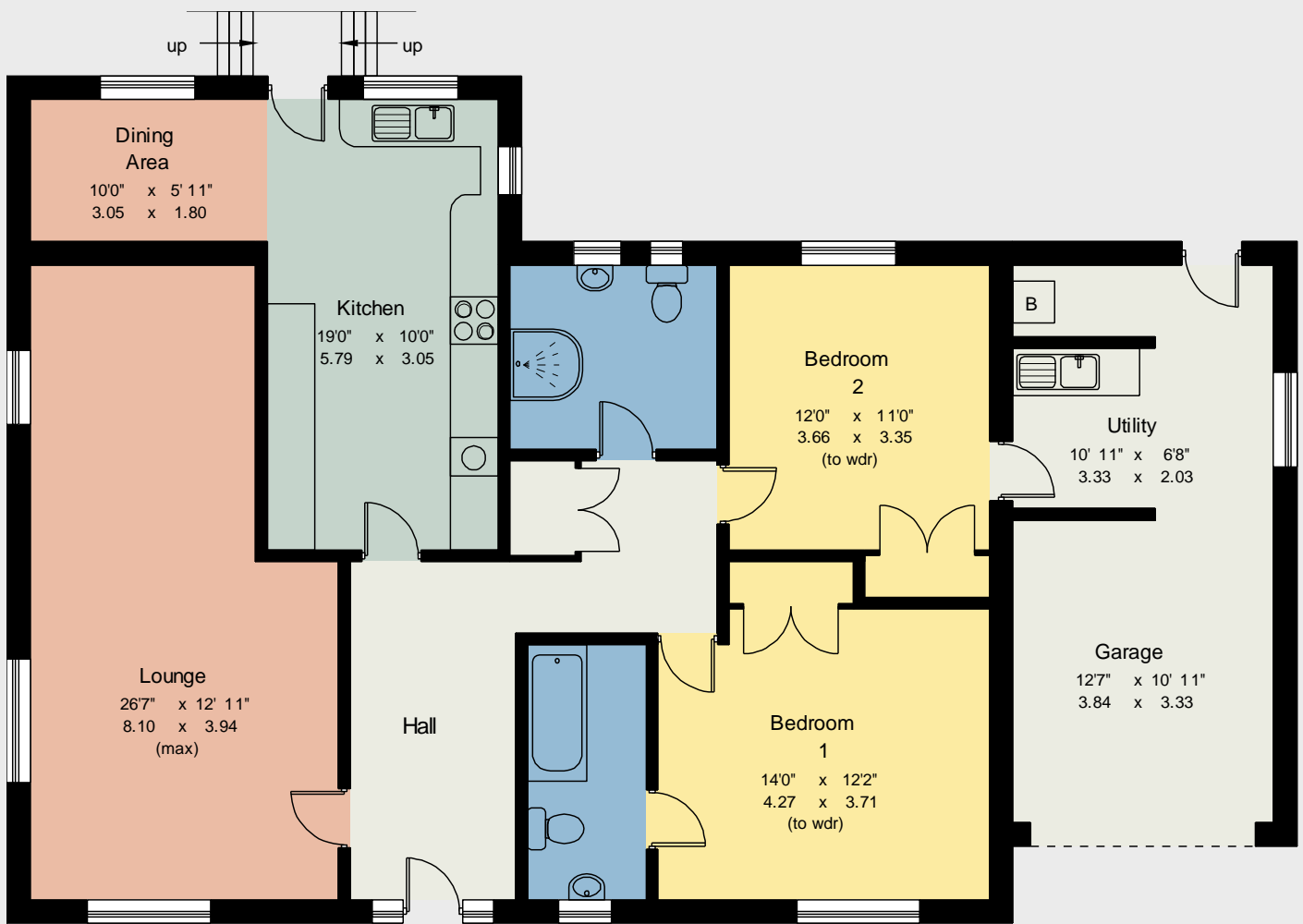




Rear Garden



Seating area with hot tub



Approx Gross Floor Area = 1513 Sq. Feet  
 = 140.26 Sq. Metres

For illustrative purposes only. Not to scale.

A thought from the owners... A lovely quiet place to live with views towards Silverdale and Arnside.

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.