



## Flookburgh

**£165,000**

31 Fairfield  
Flookburgh  
Grange-Over-Sands  
Cumbria  
LA11 7NB

A light and spacious detached bungalow in a popular cul-de-sac within the well equipped and convenient village of Flookburgh. Comprising dual aspect Living Room, modern Kitchen Dining Room & Shower Room, Double Bedroom, Garage, Parking and low maintenance Garden.

Property Ref: G2374





Kitchen/Dining Room

**Location/Description:** This lovely detached and spacious one bedroom bungalow is prominently placed on a corner plot in the popular cul-de-sac of Fairfield within the friendly village of Flookburgh. Flookburgh is very well served and boasts amenities such as Post Office, Village Store, Public House, Fish & Chip Shop, Primary School, Chemist and Doctors. Cark Railway Station is within walking distance offering ready connections to the West Coast main line services. The larger town of Grange over Sands with picturesque Edwardian Promenade and famous village of Cartmel are approximately 5 minutes by car.

Upon entering Flookburgh Village proceed into Flookburgh Square and turn right in the direction of Cark just past the Chemist, take the first turning right into Fairfield. No. 31 can be found shortly on the left hand side.

#### Accommodation (with approximate measurements)

Three shallow steps lead upto the frosted uPVC door which opens to:-

**Hallway** a generous and light Hallway with neutral décor, useful shelved cloaks cupboard and doors to all rooms.

**Living Room** 16' 8" x 11' 9" (5.08m x 3.58m) double, frosted doors lead into the dual aspect Living Room. Large 'bow' window to front with display sill providing pleasant outlook into the cul-de-sac and further side window. Coved ceiling.

**Kitchen Dining Room** 25' 11" x 10' 3 (Max)" (7.9m x 3.12m) previously

two rooms now a spacious Kitchen and Dining Room. The dining area ( could be returned to a bedroom if needed!) has window to the front and ample space for dining furniture. Open to the Kitchen. The Kitchen is fitted with a range of modern grey shaker style wall and base cabinets with black work surface. Central island. Stainless steel sink unit and ceramic hob with extractor over and glass splash back. Electric oven, space for fridge freezer and plumbing for automatic washing machine. Built in cupboard housing the central heating boiler. Windows to rear and side. Half glazed uPVC rear door.

**Bathroom** with two frosted windows to rear. Modern white suite comprising low flush WC, pedestal wash hand basin and double shower enclosure with glass screen and uPVC panels. Chrome heated towel rail.

**Bedroom** 12' 2" x 11' 5" (3.71m x 3.48m) a generous Double Bedroom with window to side.

#### Outside

**Garage** with metal up and over door, uPVC window..

**Parking** parking is provided for 2/3 vehicles on the gravel and paved driveway to the side of the property.

**Garden** to the side and front of the property a two sunny garden areas.



### Sitting Room

Ideal to watch the world go by with areas of lawn and established rockery style planting. Paved pathways lead around the property.

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

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

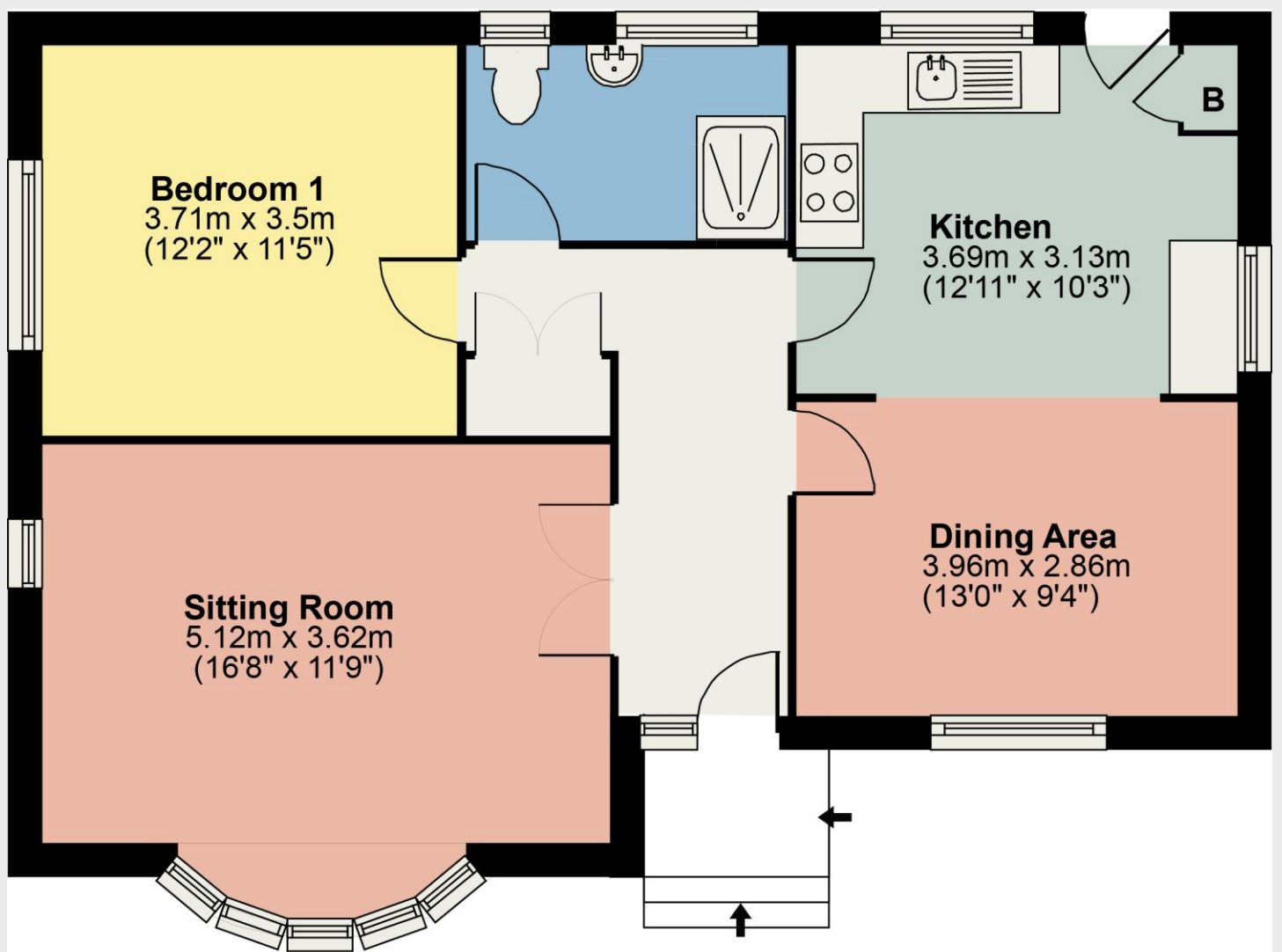
**Council Tax:** Band D. South Lakeland District Council.

**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 in the region of £500 per calendar month. For further information and our terms and conditions please contact our Grange Office.

#### VIEWING NOTES



**Total area: approx. 231 sq. metres (759 sq ft)**

For illustrative purposes only. Not to scale. REF: G2374

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.