

THE LEASGILL 'B'- PLOTS 3 & 4* (* OPPOSITE HAND)

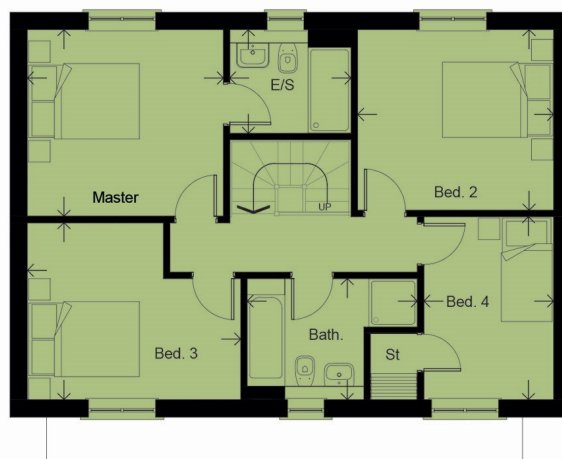
4 BEDROOM DETACHED HOUSE WITH DETACHED GARAGE

FLOOR AREA:
137 M² | 1479 SQ FT



GROUND FLOOR

Living Room	6.86 x 3.64m	22'6" x 11'11"
Family Kitchen	6.86 x 3.64m	22'6" x 11'11"
Cloaks	1.93 x 1.02m	6'4" x 3'4"
Utility	2.25 x 1.91m	7'5" x 6'3"
Garage	6.00 x 3.00m	19'8" x 9'10"



FIRST FLOOR

Master Bedroom	3.64 x 3.46m	11'11" x 11'4"
En-suite	2.25 x 1.92m	7'5" x 6'4"
Bedroom 2	3.64 x 3.35m	11'11" x 11'0"
Bedroom 3	3.96 x 3.28m	13'0" x 10'9"
Bedroom 4	3.39 x 2.41m	11'1" x 7'11"
Bathroom	3.16 x 2.24m	10'4" x 7'4"

Winfield Gardens will comprise just 23 two, three and four bedroom homes and bungalows on a self-contained cul-de-sac development offering easy access to local amenities. It will incorporate sympathetic landscaping and feature an open space designed to create a 'village green' feel that's very much in keeping with the setting.

The village has a local pub, post office and shop, in addition to a well-regarded primary school that is within just a few minutes' walk (300m) of Winfield Gardens and situated adjacent to a pretty, nineteenth-century church. A broader selection of amenities – including supermarkets, library, doctor's surgery and specialist shops – can be found 1.2 miles away in neighbouring Grange-over-Sands, which also boasts an elegant promenade, ornamental gardens and a choice of golf courses.

Allithwaite is beautifully located on the western edge of the Cartmel Peninsula, bordering the Lake District National Park and with distant views of Morecambe Bay. It offers all the advantages of village life but with excellent road and rail links to the South Lakes and beyond: Kent's Bank railway station is less than a mile

distant yet provides a regular service that connects with the west coast main line at Lancaster. A short hop (1.7 miles) from Allithwaite is the quaint village of Cartmel – a magnet for food-lovers who are drawn by its high-class eateries (including Michelin-starred L'Enclume), famous priory and popular race weekends. It's an area popular with walkers and outdoor aficionados.

Services: Mains gas, electricity, water and drainage.

Tenure: Freehold. Vacant possession upon completion.

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