



Grange-over-Sands

£338,000

Low Fell
2 Grange Fell Road
Grange-over-Sands
Cumbria
LA11 6BJ

Fitting the search criteria for many, this detached bungalow, close to the centre of town, in walk in condition, will not hang around! Low Fell is a true bungalow comprising Hallway, Cloakroom, 2 Double Bedrooms, Bathroom, Living/Dining Room, Kitchen, Utility Room, Garage, Gardens and Parking and just a few short steps from the town centre. Highly recommended.

Property Ref: G2501





Lounge



Dining Room

Location/Description: This type of property is something of a rarity. We are often asked for a bungalow within short walking distance of the town centre and here it is - so form an orderly queue!

Low Fell is a true, detached bungalow with level access to the front, is neatly presented throughout, has full double glazing and gas central heating and just ready for the new owner to walk into.

The property provides attractive outdoor space and parking for 2/3 vehicles and occupies a slightly elevated position close to the town library and other amenities.

Grange is a small seaside town boasting amenities such as Railway Station, Medical Centre, Post Office a collection of small shops, cafes and tearooms, plus of course, the picturesque Edwardian Promenade and Ornamental Gardens. To reach the property proceed up Main Street

turning right at the mini roundabout following the short one-way street to the end. Straight over at the cross roads and Low Fell (2 Grange Fell Road) can be found on the right hand side just after Hardcragg Way.

Accommodation (with approximate measurements)

The wood effect uPVC glazed door opens to:-

Hallway a spacious and light central hallway with airing cupboard. Doors to:-

Cloakroom with frosted window to the front and white suite comprising low flush WC and pedestal wash hand basin.

Bedroom 2 10' 11" x 9' 10" (3.34m x 3.00m) located to the front and having view over the attractive front garden. A double bedroom with coved ceiling and recessed wardrobe with sliding doors.

Bedroom 1 13' 3" x 10' 10" (4.06m x 3.32m) a slightly larger double bedroom located to the rear. Coved ceiling and recessed wardrobes with sliding doors.

Bathroom with frosted window to rear and suite comprising low flush WC, small wash hand basin on an attractive 'oak' vanity unit, bath with shower attachment and brass hardware. Recessed ceiling spot lights. Loft hatch.

Kitchen 10' 11" x 7' 5" (3.33m x 2.28m) with 'corner' window to rear, pantry cupboard with window and a further two original store cupboards. Furnished with a good range of 'oak' wall and base cabinets with black latch style handles. Stainless steel sink unit. Space for electric oven and undercounter fridge. Glass serving hatch to dining room and door to:-



Kitchen

Utility Room 6' 8" x 6' 2" (2.05m x 1.89m) with window to rear. Plumbing for automatic washing machine and ample space for tumble drier and additional freezers if required. External door.

Lounge 16' 11" x 12' 10" (5.16m x 3.93m) a bright and generous room with dual aspect enjoying views into the pretty front garden and down into the town. Coved ceiling. 'Oak' fire surround with polished stone hearth housing the living flame effect gas fire. Multi pane glazed door to:-

Dining Room 11' 3" x 7' 9" (3.45m x 2.38m) with coved ceiling and useful glass serving hatch to kitchen. uPVC double French doors affording access to rear garden area.

Outside:

Terrace to the front of the property is a delightful paved sunny terrace providing ample space for outdoor furniture. An inviting space to enjoy the sun and relax.

Gardens the front areas of the property are deceptive! To the left of the driveway is a deep rockery bed with some delightful well-established plants and shrubs and a small timber shed. To the right is a further rockery style garden with more mature and colourful plants. Gated to both sides, pathways (a little overgrown currently) lead around to the rear which is largely paved and gravelled for ease. Steps down from the dining room lead directly to the rear patios.

Garage: a single garage with folding wooden doors and pedestrian door to the rear. Power and light.

Parking: parking is provided for 2/3 vehicles on the brick set driveway.

Services: mains electricity, gas, water and drainage. Gas central heating to



Terrace

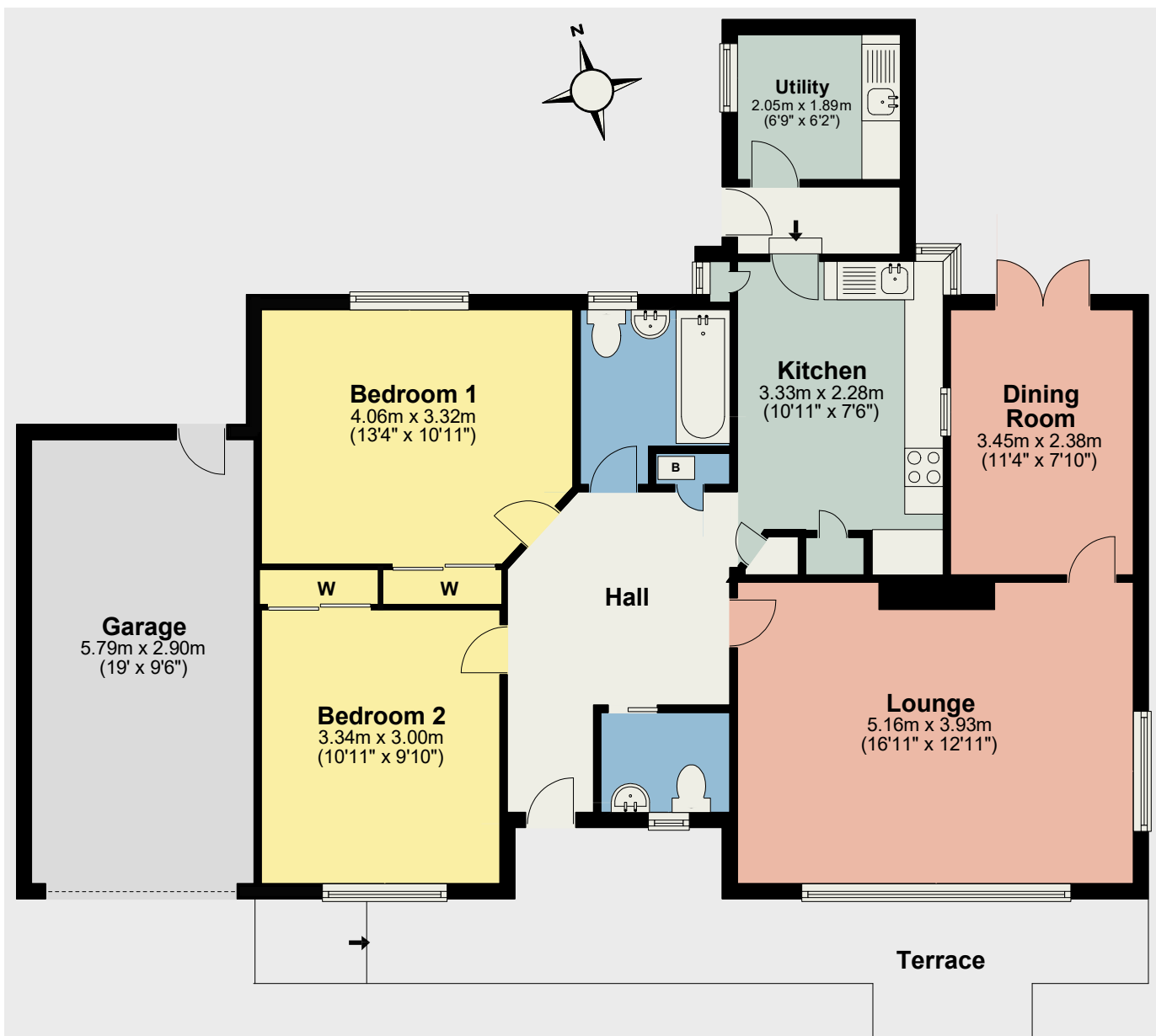
radiators.

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.



Total area: approx. 105.0 sq. metres (1130.3 sq. feet)

For illustrative purposes only. Not to scale. REF: G2501

A thought from the owners... "This is a very light, bright place to live, with lovely views over Morecambe Bay. The large lounge windows enhance the view and the feeling of spaciousness. The terrace is a delight, especially in the summer, as a spot to enjoy the sunshine, relax and watch the world go by"

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