



Grange-Over-Sands

£450,000

Monton
10 Cart Lane
Grange-Over-Sands
Cumbria
LA11 7AB

From an 'ugly duckling into a swan'! recently converted (2017) from a Bungalow into an impressive Detached 3 Bed (2 En-Suite) House with views towards the ever changing sands of Morecambe Bay all set in a peaceful corner of the town. This 'upside down' home comprises 3/4 Bedrooms, Family Bathroom, Utility and Office/Bed 4 to Ground Floor and fantastic open plan Living Room/Kitchen and Cloakroom to the First Floor. Outside there is a Single Garage/Workshop, extensive Parking and Garden. Chain free.

Property Ref: G2710





Hall



Utility Room



Study/Bedroom 4

Location: Situated approximately ¼ of a mile from the Town Centre where a wide variety of amenities can be found. To reach the property proceed westwards out of Grange in the direction of Allithwaite along 'The Esplanade' past the Fire Station and take the fourth left into 'Cart Lane'. Go past the turning on the left for 'Yew Tree Road' and turn immediately right onto a shared drive. 'Monton' is at the end of the short drive

Accommodation (with approximate measurements)

3 steps lead up to the uPVC double glazed door, with double glazed side window, opening to:-

Hallway with double glazed window, stairs rising to First Floor, telephone point and doors to most rooms.

Bedroom 1 15' 7" x 12' 0" max (4.75m x 3.66m max) double room with large uPVC double glazed window looking out to front aspect. uPVC double glazed side window and door to:-

En-Suite Bathroom with white 3 piece suite comprising low flush WC, pedestal wash hand basin and panelled bath with shower over and glass folding shower screen. Ladder style chrome heated towel rail, shaver light, extractor fan and inset ceiling down lights.

Bedroom 2 13' 2" x 10' 5" (4.01m x 3.18m) double room with uPVC double glazed window looking into rear aspect and door to:-

En-Suite Shower Room with 3 piece white suite comprising low flush WC, pedestal wash hand basin and shower enclosure with



Bedroom 1

sliding door and detachable shower. uPVC double glazed frosted glass window, heated ladder style chrome towel rail, inset ceiling down lights, shaver light and extractor fan.

Bedroom 3 12' 4" x 9' 11" (3.76m x 3.02m) another double room with uPVC double glazed window to rear aspect. TV point

Family Bathroom with 3 piece white suite comprising low flush WC, pedestal wash hand basin and panelled bath with shower over and folding shower screen. uPVC double glazed frosted glass window, ladder style chrome heated towel rail, built in cupboard housing water pressure system, extractor fan and inset ceiling down lights.

Utility Room 12' 6" x 7' 1" (3.81m x 2.16m) ample space and plumbing for washing machine and fridge/freezers. Work surface incorporating stainless steel single drainer sink unit with cupboards under. uPVC double glazed window with views out to Morecambe Bay, built in cupboards with hanging space, door to outside Garage and door to:-

Office/Bedroom 4 8' 11" x 8' 9" (2.72m x 2.67m) having 2 uPVC double glazed windows with outlook to Front Garden and Morecambe Bay beyond neighbouring properties. TV point.

From the Hallway a balustraded and spindle staircase, with 2 overhead Velux roof lights, leads up to the First Floor.



En-Suite



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

Open Plan Living Room and Modern Kitchen 31' 1" x 17' 7" max (9.47m x 5.36m max) the Living Room area has a part pitched ceiling, ample living space and full length (extending into the Kitchen) uPVC double glazed windows providing fantastic, expansive views to the Bay and countryside beyond over neighbouring roof tops (from some of the windows). TV point.

The Kitchen is again a good sized area containing centre island/dining table with cupboards under, an attractive range of wall and base units with integrated appliances including dishwasher and fridge/freezer. Complementary Oak work surfaces incorporating single drainer sink unit with mixer tap and Cuisine Master range with double oven and 5 burner gas hob with large extractor hood over. Door to:-

Cloakroom with 2 piece white suite comprising low flush WC and pedestal wash hand basin with splash back tile. Double glazed Velux roof light, chrome ladder style heated towel rail and extractor fan. Under eaves cupboard offering extensive storage space and housing Worcester central heating boiler. Power and light.

Outside:

Garden the front of the property is set to 2 lawns bisected by the driveway whilst to the rear there is a triangular section of Garden being part stone flagged. The driveway will be tarmacked prior to completion.



Garage and Parking 16' 6" x 14' 2" (5.03m x 4.32m) single Garage with up and over door, 2 Velux roof lights, exterior doors to front and rear and stone steps up to Utility Room. Power and light.

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

Tenure: Freehold. Vacant possession upon completion.

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.

Residential Lettings: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £1100 - £1200 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Open Plan Living/Dining Kitchen



Open Plan Living Area



Open Plan Living Area



Kitchen

Viewing Notes:



Open Plan Living Area

For a Viewing Call 015395 32301



Kitchen



View



Total area: approx. 184.5 sq. metres (1986.3 sq. feet)

For illustrative purposes only. Not to scale. REF: GR264

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