



Allithwaite

£340,000

31 Templand Park
Allithwaite
Grange-over-Sands
Cumbria
LA11 7QS

A delightful, well presented 3 bedroom Detached Bungalow in a quiet location with lovely open aspect to the rear with wonderful views towards the Lakeland fells. Scope to extend into the loft subject to the relevant consents. Comprising Hallway, Lounge/Dining Room, Kitchen, Shower Room, 3 Double Bedrooms, Garage with Utility space, Gardens & Parking.

Property Ref: G2505





Hallway



Rear Garden



Rear Garden and View

Location/Description: 31 Templand Park is a spacious, light and well-presented true bungalow occupying a pleasant, quiet position around the well maintained central 'green' and boasts some wonderful open views over the Cartmel Valley towards the Newton Fells and Lakeland Hills benefitting from spectacular sunsets in the summer months. There is potential (as neighbours have done) to create extra bedrooms and bathroom perhaps in the loft subject to relevant planning consents. The village of Allithwaite is a popular South Cumbrian Village and benefits from a Primary School, Public House, 2 Playing Fields 1 with Bowling Green and a Community Centre being the hub of many events and social gatherings in the village. Cartmel is a short walk or drive away and benefits from an excellent secondary school and doctors surgery.

To reach the property travel out of Grange in the direction of Allithwaite. Upon reaching the village, turn right (opposite the former 'Yakkers' pub) into Church Road. Follow the road, past the primary school and take the left turn into Green Lane and then first right into Templand Park. Keep left and 31 Templand Park is shortly on the right-hand side.

Accommodation (with approximate measurements)

The half glazed uPVC front door opens to:-

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Lounge/Dining Room

Hallway a spacious 'L' shaped Hallway with cloaks cupboard housing the hot water cylinder, loft hatch and doors to all rooms.

Lounge/Dining Room 24' 1" x 11' 3" (7.36m x 3.45m) a very well proportioned 'L' shaped room with ample space for both living and dining furniture with a lovely dual aspect providing excellent views into the front garden and large window to rear with open country aspect. Coved ceiling and serving hatch to Kitchen. Slate fire place with gas fire.

Kitchen 12' 4" x 12' 1" (3.76m x 3.69m) Max a good-sized Kitchen with large window providing similar pleasing open views. Range of wall and base units incorporating the integrated electric oven and gas hob with extractor over, single drainer stainless steel sink unit and space for fridge. Built-in Pantry and Boiler cupboard. Glazed external door.

Bedroom 1 11' 10" x 10' 9" (3.62m x 3.30m) a generous double bedroom with window to front. Fitted wardrobes with sliding doors and coved ceiling.

Bedroom 2 11' 11" x 9' 10" (3.64m x 3.02m) a double bedroom with lovely open aspect to the rear. Coved ceiling.

Bedroom 3 11' 10" x 7' 10" (3.62m x 2.40m) currently utilised a study but a cosy double bedroom. Window to front looking into garden. Coved ceiling.



Lounge



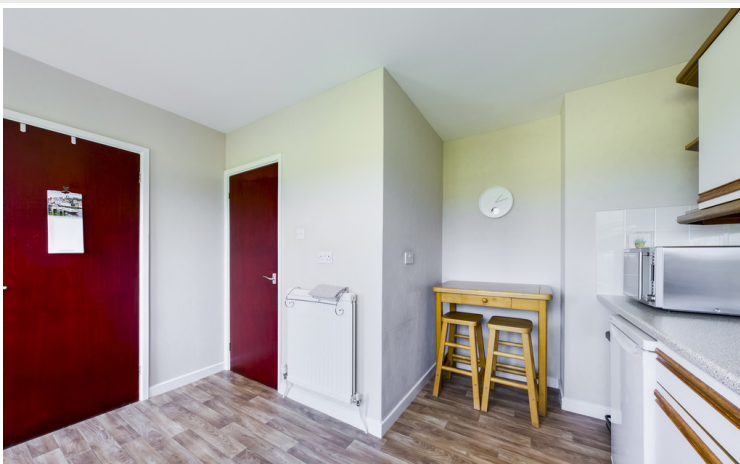
Dining Area



Kitchen



Kitchen



Kitchen

Shower Room a modern shower room with frosted rear window. Double shower enclosure, pedestal wash hand basin and low flush WC. Partial uPVC panelling to walls.

Outside

Gardens attractive gardens to the front and rear. The front garden has a lawned area with well stocked borders. A gated pathway to the side allows access to the impressive rear garden comprising full length paved sunny patio, level lawn, central planted rockery feature and further attractive, well tended, mature plants and shrubs complete the picture. Greenhouse.

Garage 24' 9" x 9' 3" (7.55m x 2.83m) with metal up and over door, power and light. Personal side door
The rear portion of the garage is used as utility space with plumbing for washing machine, space for freezer and tumble drier.

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.

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Bedroom 1



Bedroom 2



Shower Room



Bedroom 3



External

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 £750 - £800 per calendar month. For further information and our terms and conditions please contact our Grange Office.

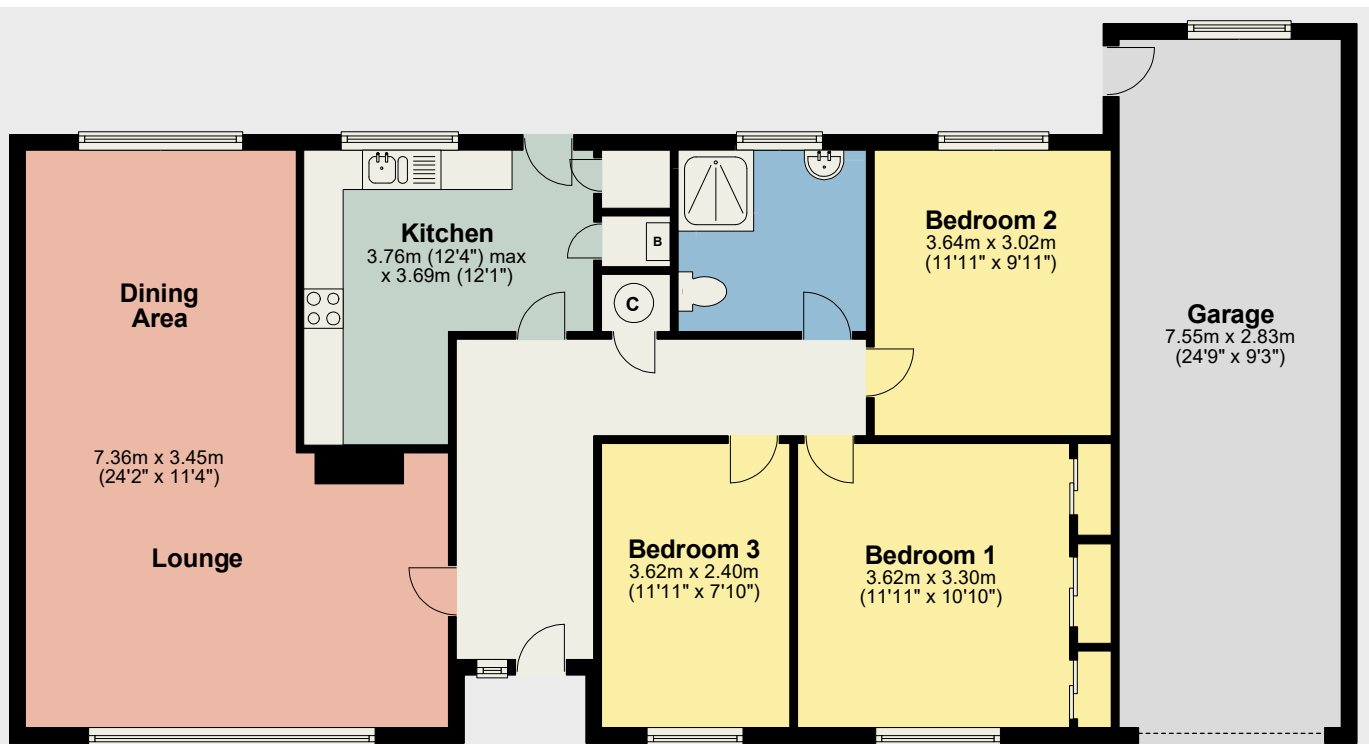
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Rear Garden and View



Rear Garden



Total area: approx. 121.0 sq. metres (1302.2 sq. feet)

For illustrative purposes only. Not to scale. REF:G2505

A thought from the owners... 'Boasts some wonderful views over the Cartmel Valley towards to the Newton Fells and Lakeland Hills benefitting from spectacular sun sets in the summer months'

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.