

1 Lingarth, Lindale – LA11 6LA

Grange-Over-Sands

£240,000

# 1 Lingarth

## Lindale, Grange-Over-Sands

Nestled in a tranquil setting, this charming 2-bedroom semi-detached bungalow boasts a prime location offering breathtaking views of the National Park. Situated in an elevated position, the property is enveloped by wraparound gardens adorned with a variety of appealing plants and trees a.

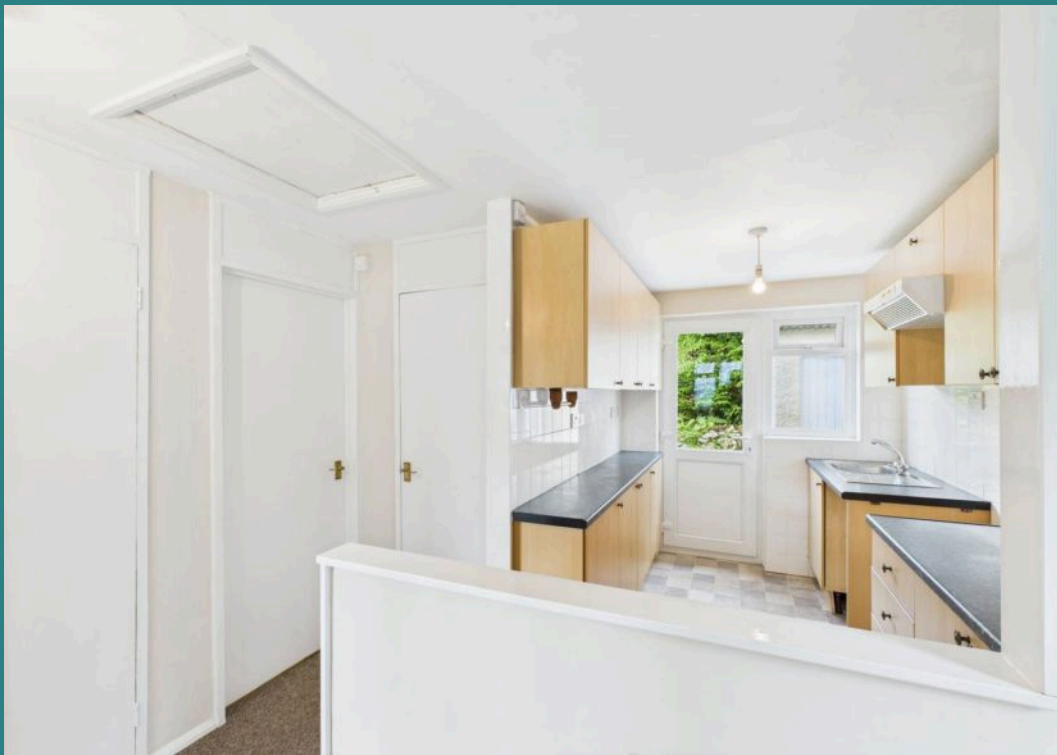
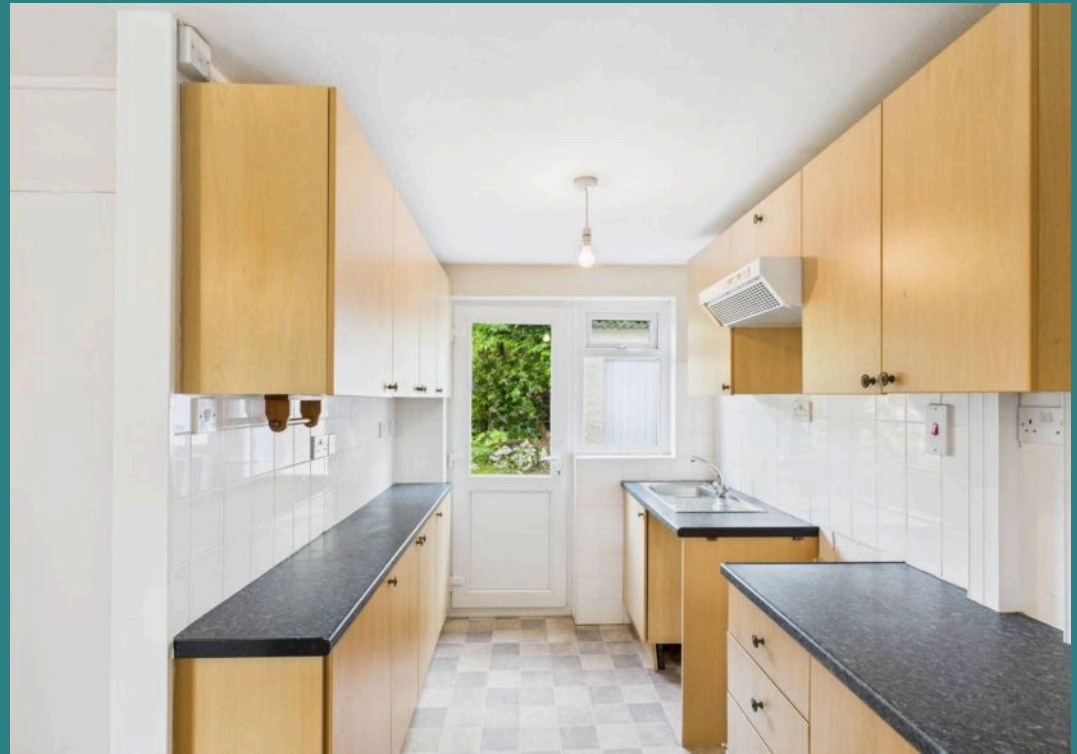
This residence is subject to a residential local occupancy clause, ensuring a peaceful and cohesive community environment. Just a five-minute drive away lies the bustling town of Grange Over Sands, providing convenient access to a host of amenities and services.

Inside, the property features two well-proportioned bedrooms – a generously spaced master bedroom and a comfortably sized single bedroom. The open-plan kitchen offers a versatile space for culinary endeavours, providing ample room to accommodate your own appliances and boasting convenient outside access.

The modern fitted wet room caters to accessibility needs, designed with disability-friendly features for added comfort and convenience. Additionally, the property benefits from street parking to the front, ensuring easy access for residents and visitors alike.

This property presents an ideal opportunity for those seeking a tranquil retreat amidst the stunning backdrop of the National Park, while also offering the practicality of modern amenities and accessibility features.





**Living Room**

11' 3" x 14' 7" (3.43m x 4.45m)

Generously spaced living room offering far reaching views across National Park Farmland. Benefitting from neutral decor, beige twist and weave carpets with a central focal fireplace.

**Kitchen**

10' 2" x 6' 8" (3.10m x 2.03m)

Fitted units with space for appliances. Neutral decor, vinyl flooring and pendant lighting. Open plan into the entry hallway and direct access from the kitchen to the rear garden.

**Bedroom One**

11' 7" x 9' 1" (3.53m x 2.77m)

Generously spaced double room, offering neutral walls, carpets and a private yet pleasant garden outlook.

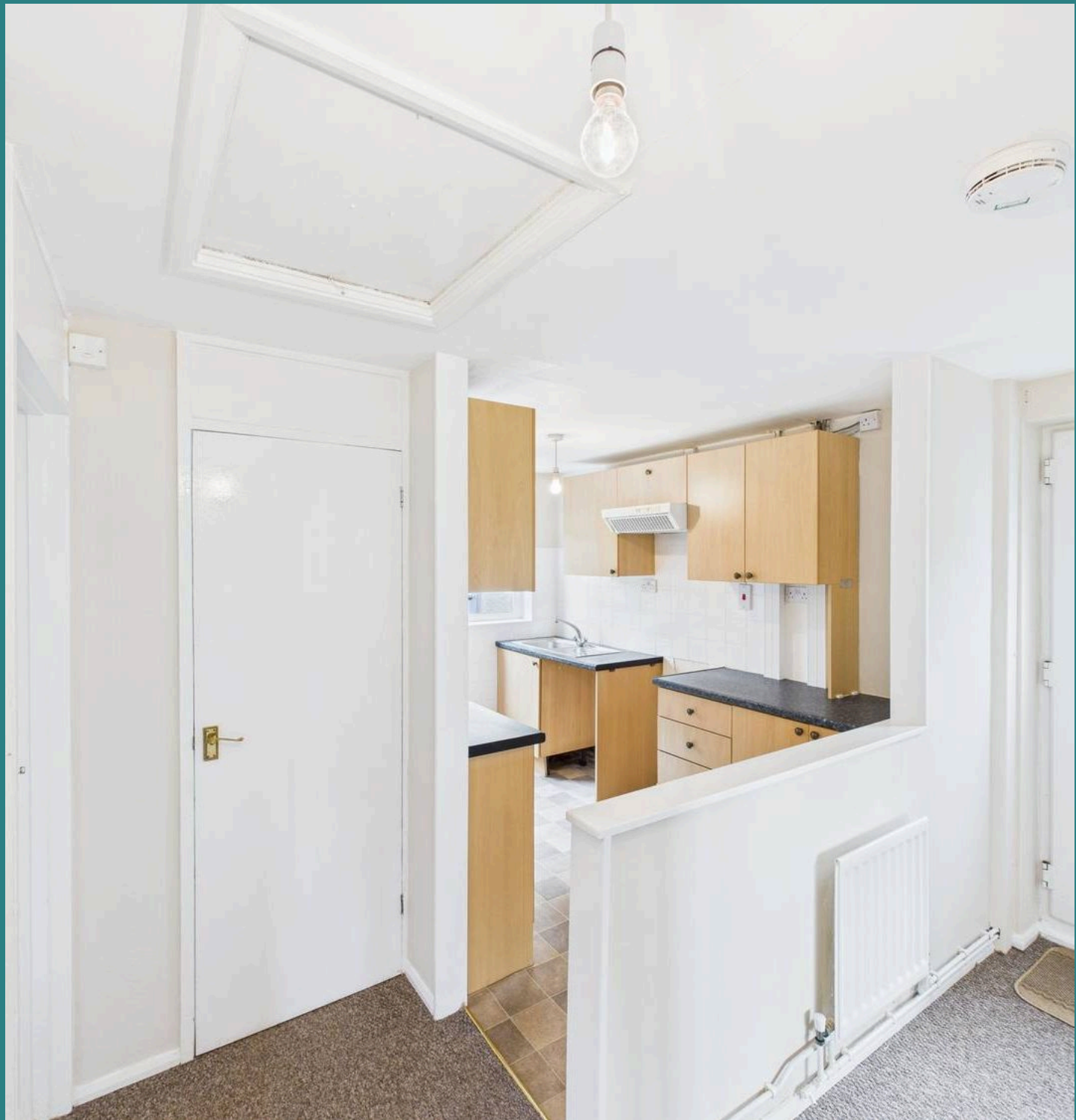
**Bedroom Two**

9' 10" x 6' 11" (3.00m x 2.11m)

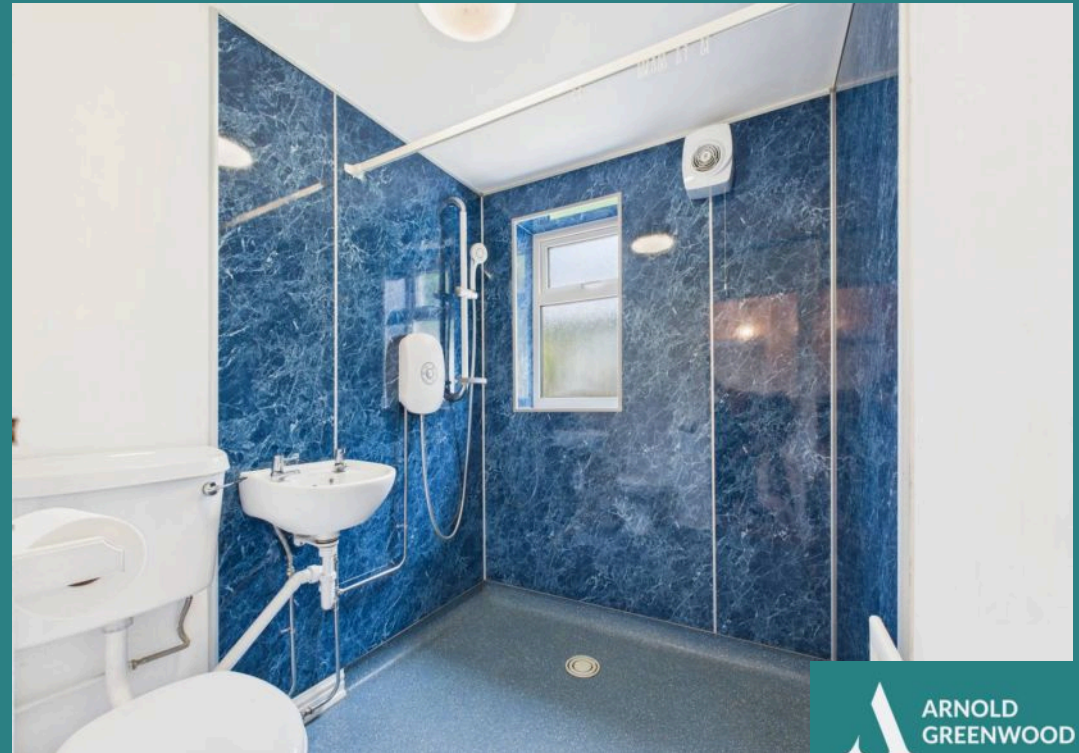
**Wet Room**

6' 2" x 5' 6" (1.88m x 1.68m)

Fitted with hardwearing vinyl flooring, inset wet room drainage, half panelled walls, obscured rear windows alongside a W.C and handbasin.







## GARDEN

The property boasts gardens to three sides, offering a gravelled terrace to the front, lawned areas, with established planting. Inclusive of an exterior outhouse for storage.

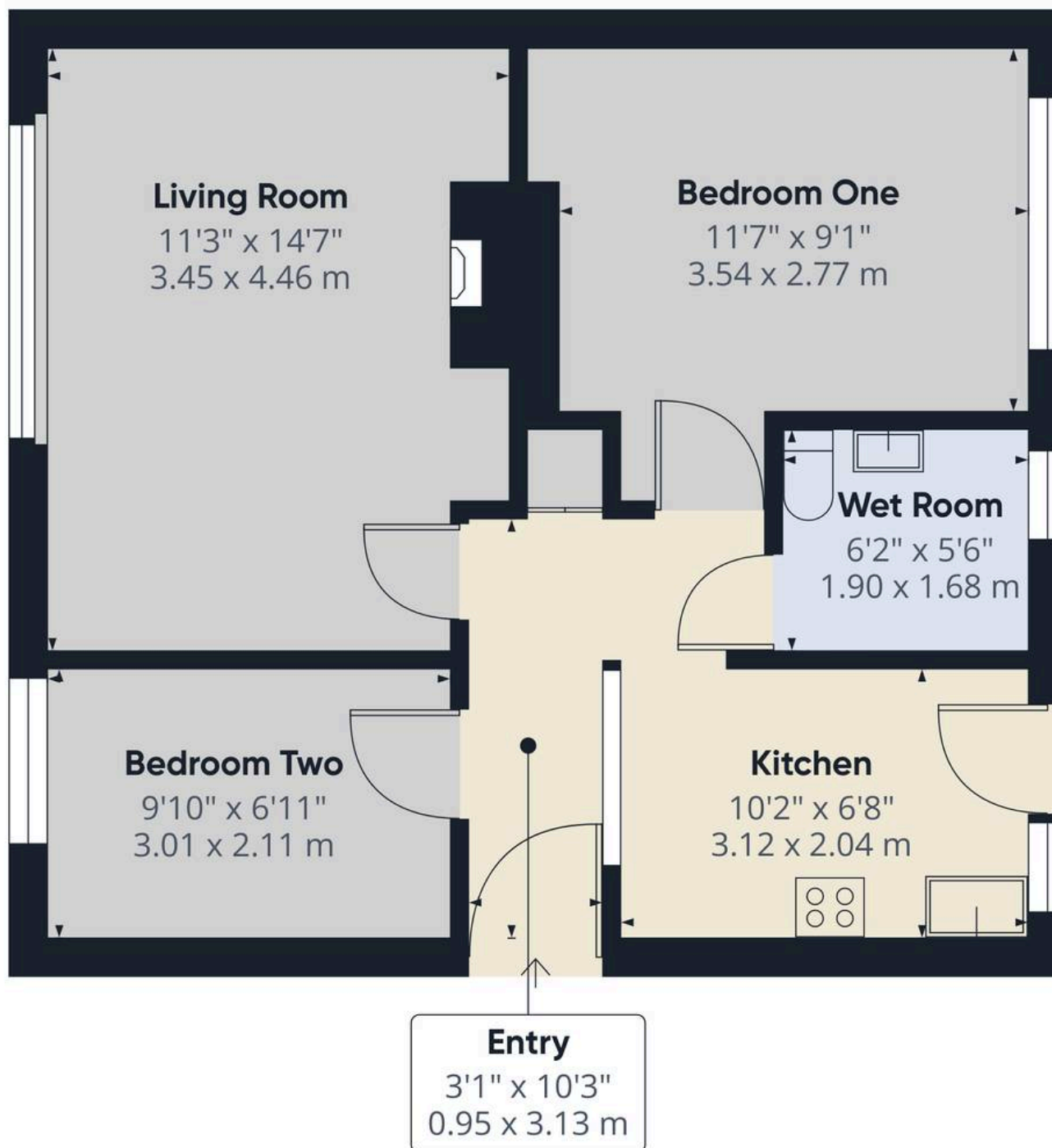
### Allocated parking

1 Parking Space

On street residential parking to the front.

EPC Energy Efficiency: D





Approximate total area<sup>(1)</sup>

501 ft<sup>2</sup>

46.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Arnold Greenwood Estate Agents

Arnold Greenwood Solicitors, 8-10 Highgate – LA9 4SX

01539733383

[kendal@arnoldgreenwood.co.uk](mailto:kendal@arnoldgreenwood.co.uk)

[www.arnoldgreenwoodestateagency.co.uk/](http://www.arnoldgreenwoodestateagency.co.uk/)



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase. Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.