

Skelwith Lyndene Drive, Grange-Over-Sands – LA11 6QP

Grange-Over-Sands

In Excess of **£300,000**

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Grange-Over-Sands

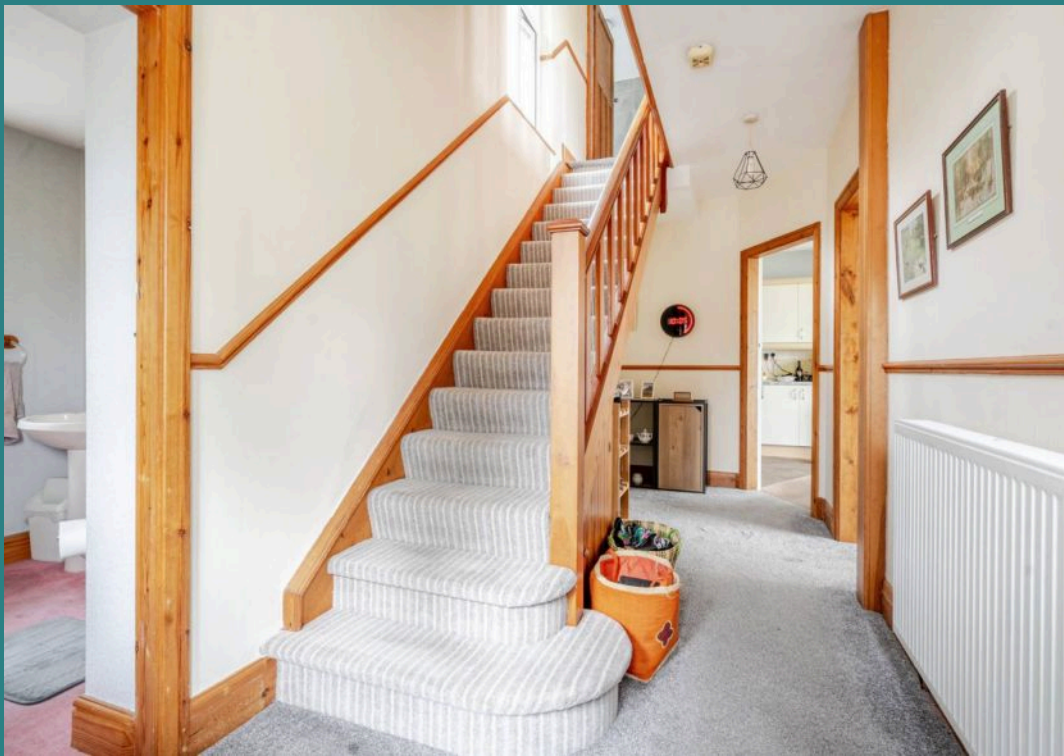
This 1930s built, 3-bedroom semi-detached house offers an exceptional opportunity for those seeking generous grounds and open views in the sought-after location of Grange Over Sands. The property, situated on just under a 1/3 of an acre plot, boasts potential for further development (subject to planning permissions). Upon entry, you are welcomed into a generously spaced entrance hallway which leads to an extended utility cloaks room and W.C. The cosy living room features bay fronted windows, providing a warm and inviting atmosphere. The open plan kitchen dining room is a dual aspect space offering fantastic open views to the front, creating a bright and airy environment suitable for both relaxing and entertaining.

The first floor consist of three bedrooms, two doubles offering storage space or the option for fitted storage, and a single room. Additionally the family friendly bathroom suite has recently been upgraded offering a contemporary fitted three piece suite, adding a touch of elegance.

Outside, the wraparound gardens showcase a variety of planting, trees and shrubs, whilst the decked terrace creates the perfect alfresco dining area, there's a growing space to the back of property, with beds to grow your very own vegetables.

Overall, this property combines spacious living areas, stunning views, and potential for expansion, making it an ideal home for those looking to embrace the charm and convenience of Grange Over Sands living with vast and unlimited potential subject to planning permissions.





Sitting Room

14' 3" x 12' 6" (4.34m x 3.81m)

Bay windows, open elevated views across farmland. Featured chimney breast with an inset opening and pendant lighting. Potential to open the space into one open plan lounge, dining kitchen.

Kitchen / Dining Room

25' 7" x 11' 0" (7.80m x 3.35m)

The kitchen diner covers the full width of the property into a front facing dining area benefitting from open views. The space is defined offering carpeted flooring into the dining space and wood-style flooring through into the kitchen. The kitchen, well equipped and has been upgraded, the layout provides access to the garden and outhouses.

Utility / W.C

7' 7" x 7' 2" (2.31m x 2.18m)

Extended with full planning permission. Adding a ground floor W.C with fitted storage.





Bedroom One

14' 4" x 12' 0" (4.37m x 3.66m)

Bay fronted windows, offering impressive views, space for a dressing area and fitted storage.

Bedroom Two

14' 1" x 10' 11" (4.29m x 3.33m)

Bay fronted windows, space for wardrobes and vanity units.

Bedroom Three

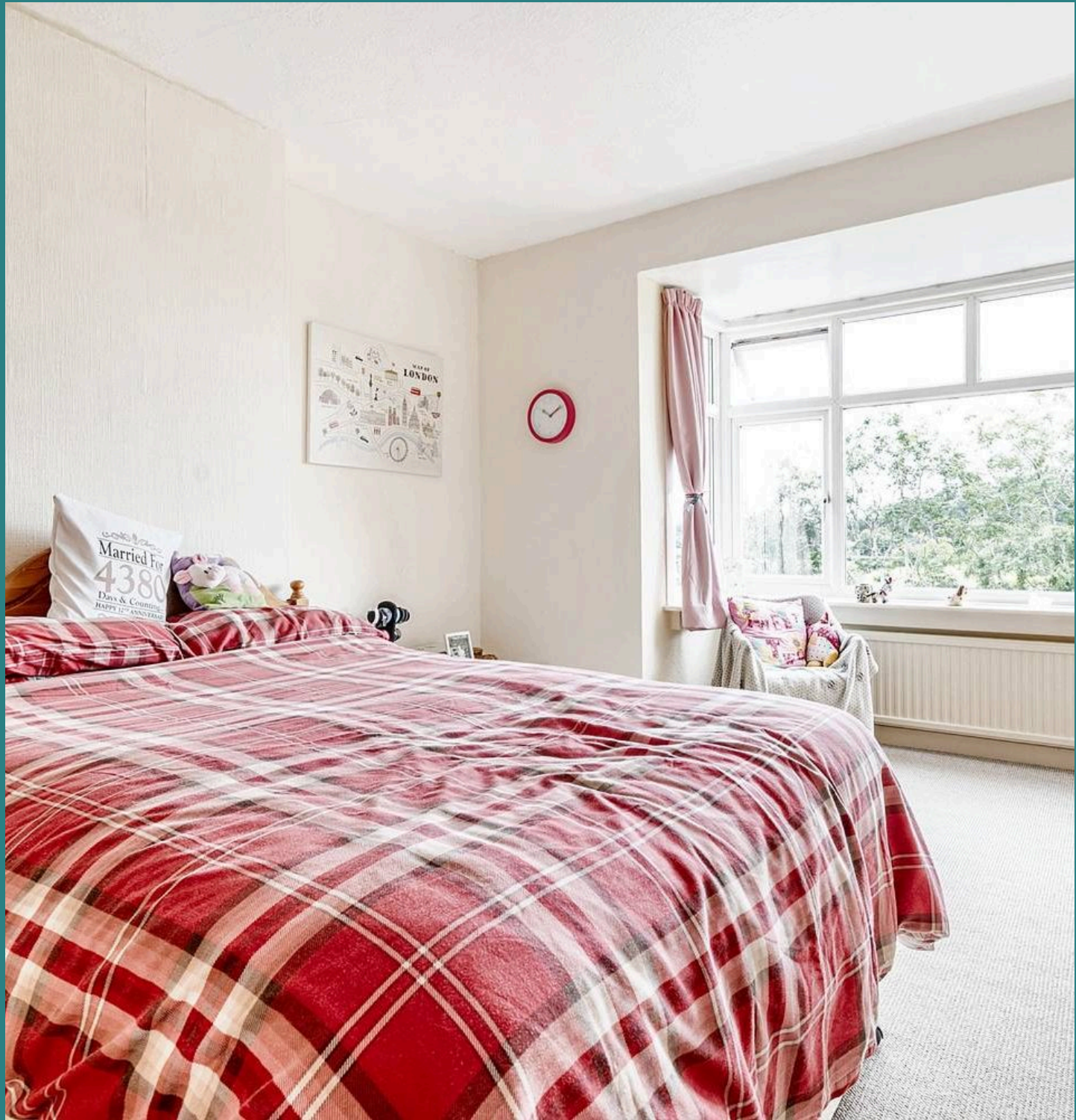
7' 6" x 6' 5" (2.29m x 1.96m)

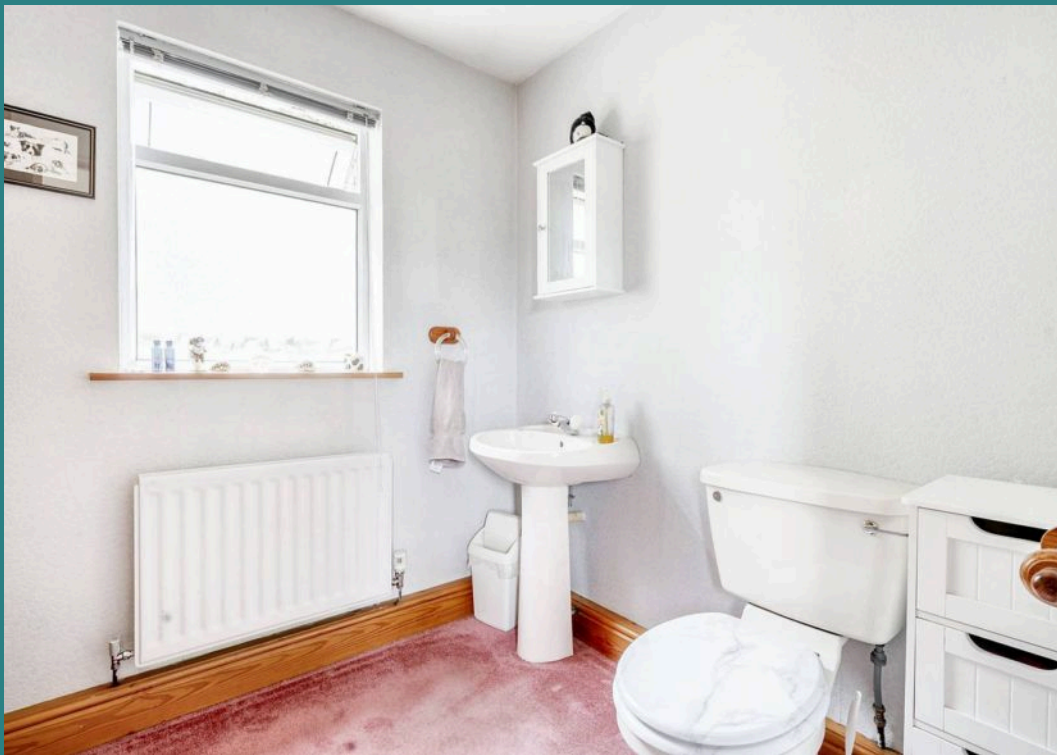
Generously sized single room offering pleasant garden views.

Bathroom

8' 0" x 7' 10" (2.44m x 2.39m)

Modern and newly fitted three piece bathroom suite. Grey tiling over the bath with shower above, featured wall papered contrasting walls, ash-wood style flooring and a handy space saving vanity sink unit with W.C.





GARDEN

This fantastic (just under) 3rd of an acre plot, offers low maintenance gravelled areas, including a tree lined section, plated and established allotment and a decked sun terrace. Offering an opportunity due to the size of the plot subject to planning consents and conservation to be a potential building plot. An additional piece of land is owned to the front of the property creating parking to the front and rear.

Off street

4 Parking Spaces

Conveniently located near the shops, retailers and scenic promenade of Grange Over Sands, the property also benefits from, bus connections to Grange and Kendal, and accessible road links M6 motorway and excellent mainline rail connection via Grange station. For additional and convenient parking the property includes an additional strip of land situated above the road and in-front of the house, providing extra private parking.

EPC Energy Efficiency: D



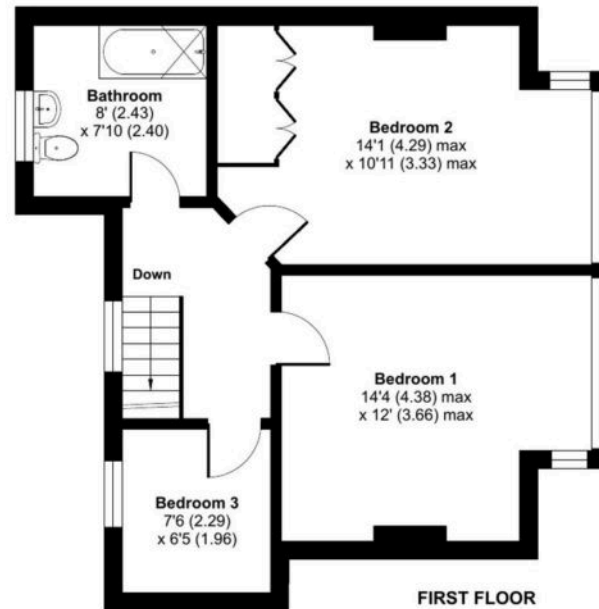
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Approximate Area = 1131 sq ft / 105 sq m

Outbuildings = 29 sq ft / 2.6 sq m

Total = 1160 sq ft / 107.6 sq m

For identification only - Not to scale





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