



ARNOLD
GREENWOOD



1 Lingarth, Lindale – LA11 6LA

Grange-Over-Sands

£220,000

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..

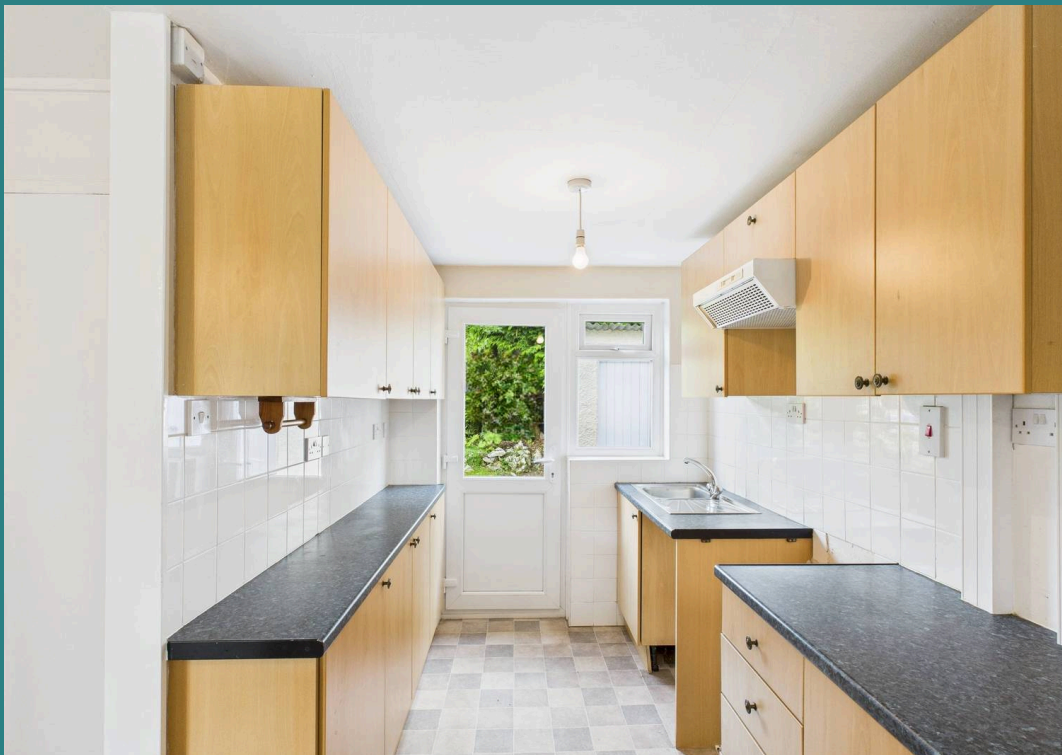
Just a five-minute drive away lies the bustling town of Grange Over Sands, providing convenient access to a host of amenities and services. Please note a local occupancy clause applies to this property, subject to current conditions, the council has agreed to ease the current Cumbria based local occupancy clause.

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.

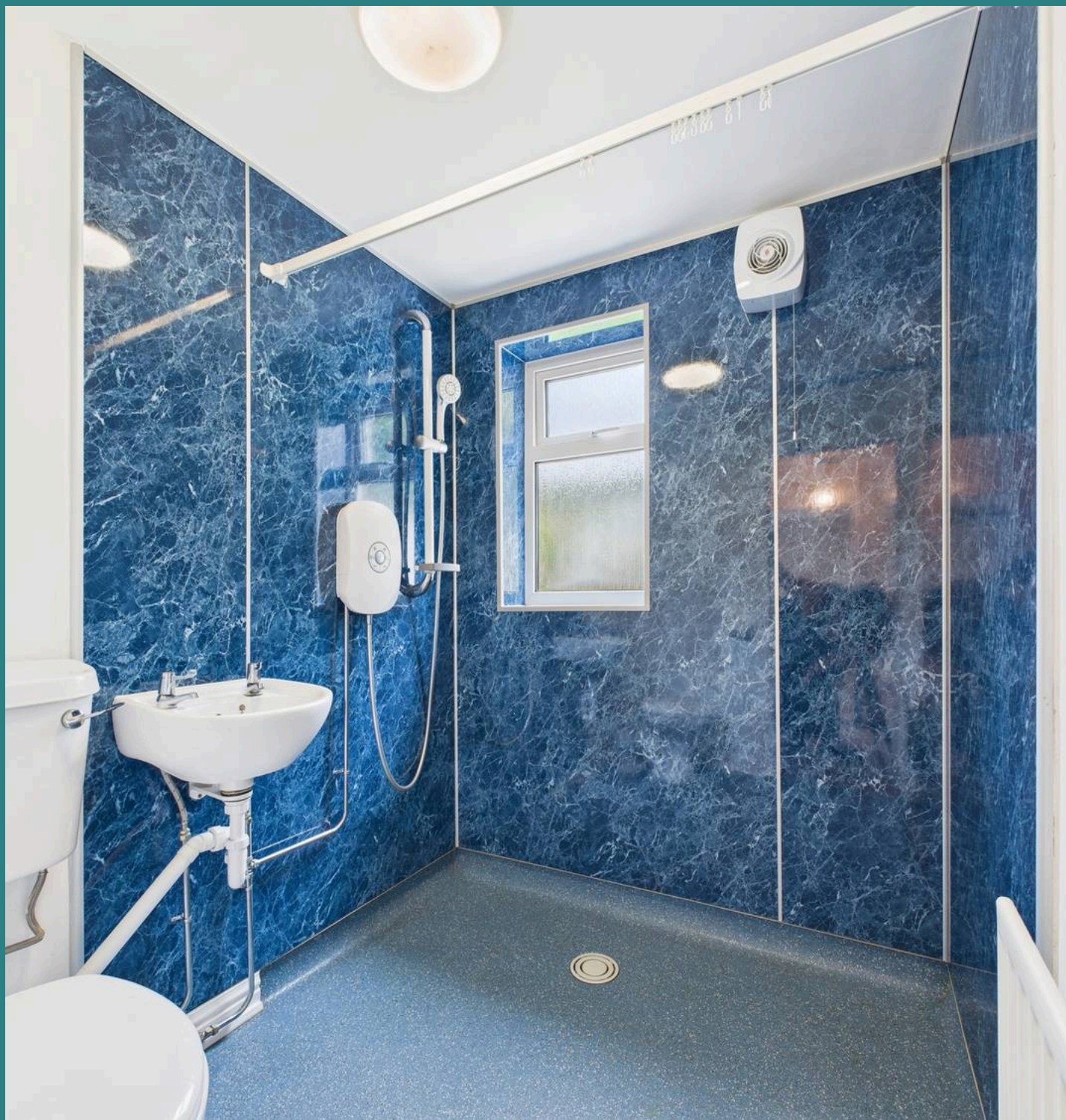
Bedroom Two

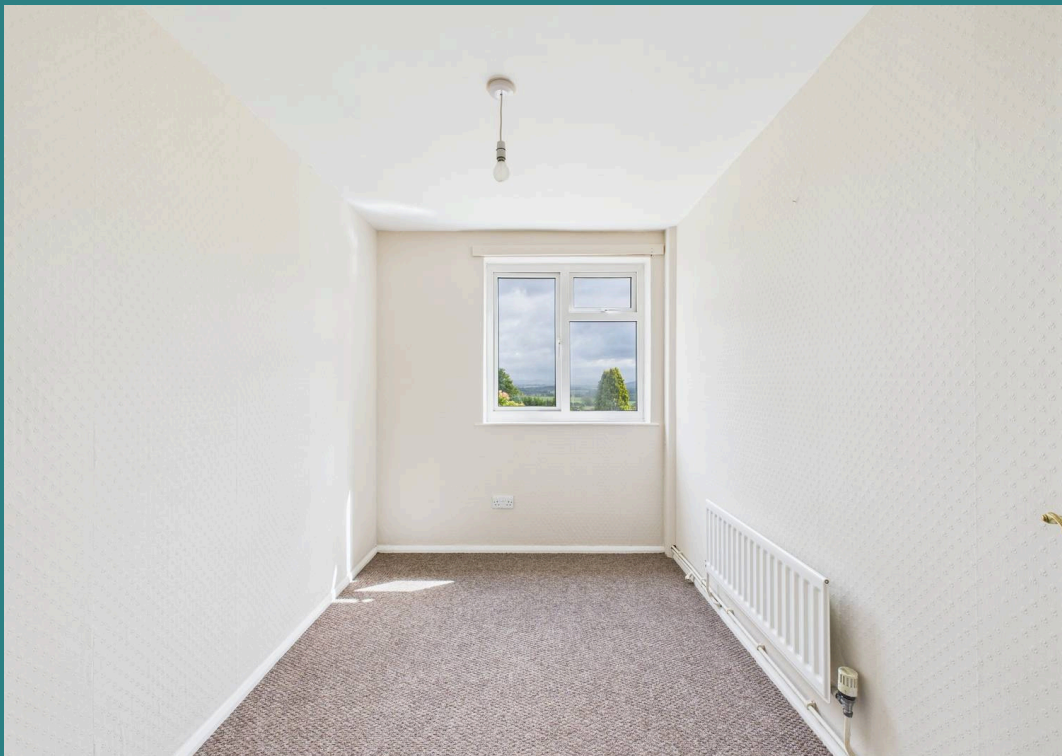
9' 10" x 6' 11" (3.00m x 2.11m)

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. Additionally, the bungalow owns the planted section of land up to the roadside.

On street residential parking to the front.

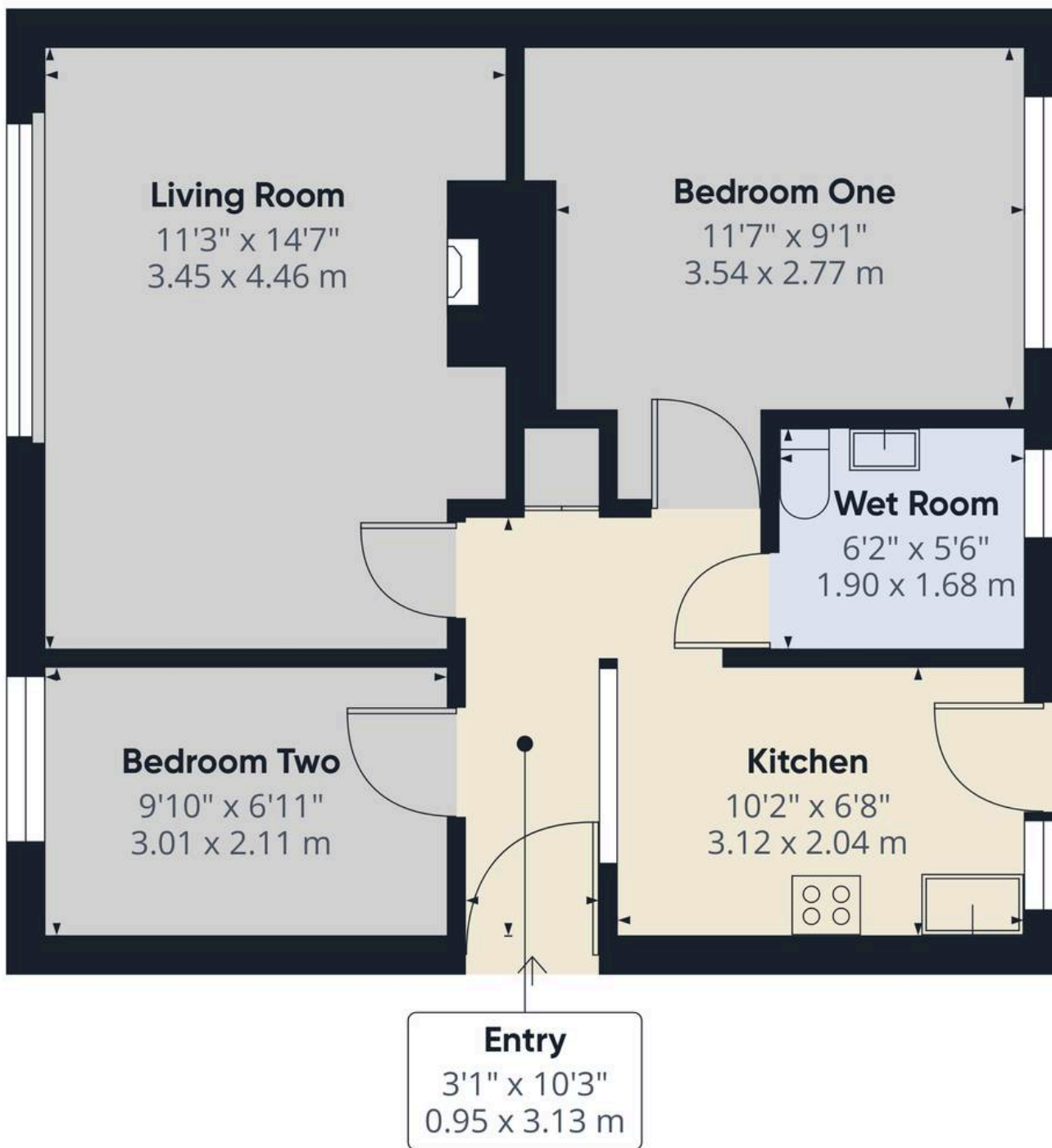
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Approximate total area⁽¹⁾

501 ft²
46.7 m²

(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.

GIRAFFE 360



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