



21 Main Street, Flookburgh – LA11 7LA

Grange-Over-Sands

£175,000

## 21 Main Street

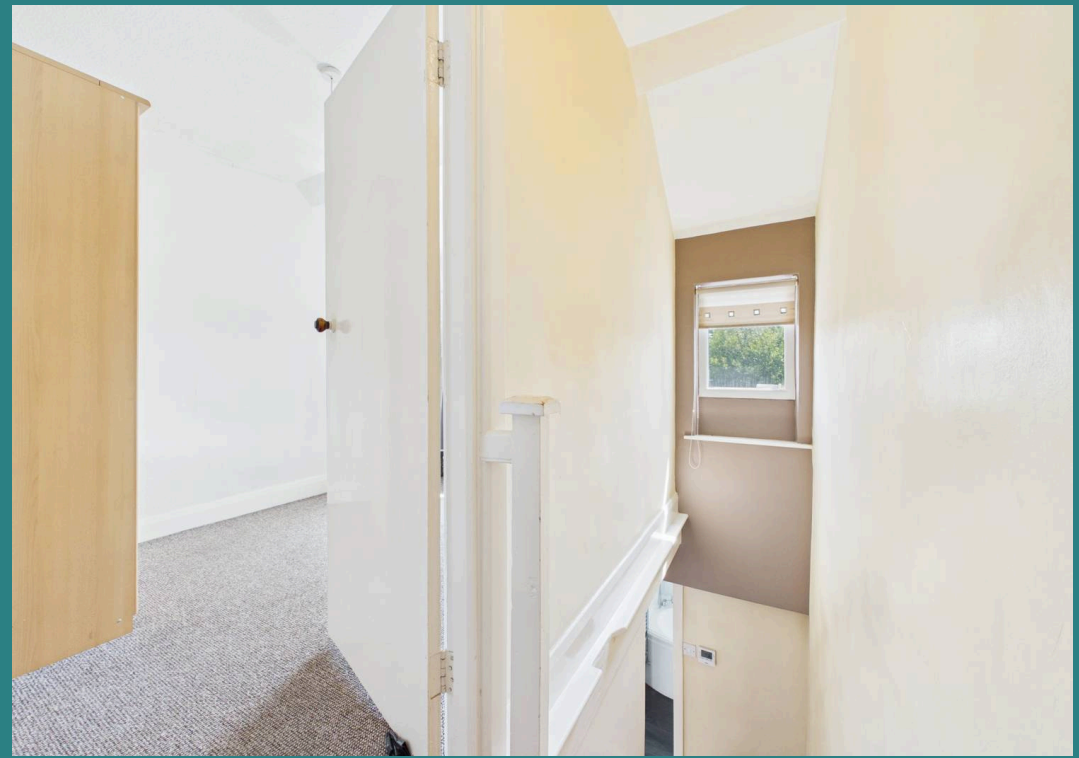
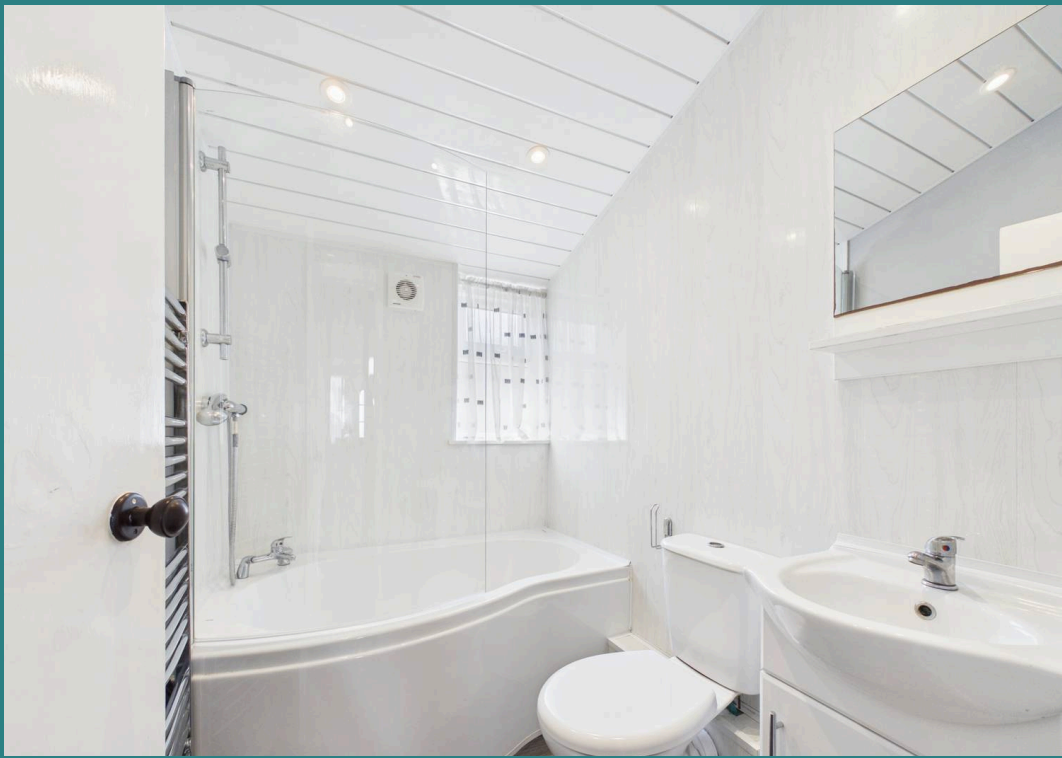
Flookburgh, Grange-Over-Sands

This attractive cottage-style property presents an excellent opportunity for those seeking a characterful home within a vibrant community setting. Upon entering the property, you are welcomed into a generous living room featuring front-facing windows that fill the space with natural light, a striking fireplace surround setting a cosy focal point (please note the fire is no longer operational), offering modern feature lighting that enhances the room's inviting ambience. Additional under-stair storage provides practical solutions for every-day living. The central hallway offers seamless access to the modern kitchen, the contemporary bathroom, and the staircase which leads to the first floor. The kitchen is thoughtfully designed, offering ample space for free-standing appliances and direct access to the rear, making daily routines convenient and efficient. The bathroom boasts a stylish curved bath, low-maintenance panelled walls, a vanity sink unit, and spot lighting, creating a sleek and relaxing environment. Upstairs, the first floor comprises two well-proportioned double bedrooms, both offering flexibility for family, guests, or home office use. The first floor hall features a garden-facing window that frames pleasant views and allows natural light to flow through the upper level. Off-road parking to the rear, ensuring convenience for residents and visitors alike. Outside you have access to a multi-functional outside store, complete with power and water providing and a spacious private garden.

- Attractive cottage style property situated within the heart of coastal village community of Flookburgh







## GARDEN

The property enjoys a generous and private rear garden, beautifully enhanced by established mature trees that create a peaceful and secluded setting. Open from the front aspect with fenced boundaries to either side giving you privacy. Completing the outdoor space is the added convenience of off-road parking accessed to the rear of the property.

## OFF STREET

2 Parking Spaces

Off road parking to the rear of the property. Access via a private road.

## SUMMARY

The property is ideally situated within easy reach of a range of local amenities, including shops, a chemist, a convenience store, a public house, and a post office, supporting a convenient village lifestyle. For those seeking further leisure and exploration, Grange-over-Sands and the scenic Lake District National Park are both within a 15-minute drive, offering a wealth of outdoor and cultural attractions. This delightful home is ready for its new owner to place their own personal stamp on it, making it an appealing prospect for a variety of buyers. With its blend of period charm and modern features, this cottage-style property in Flookburgh is a rare find that promises comfort, practicality, and the opportunity to embrace village living in one of Cumbria's most desirable coastal locations. Early viewing is highly recommended to fully appreciate all that this property has to offer.

## Property Details

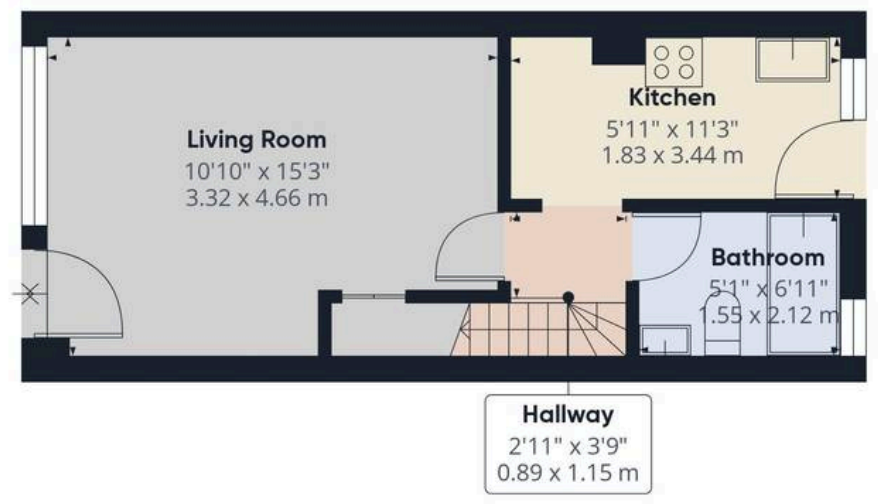
Council Tax band: A

Tenure: Freehold

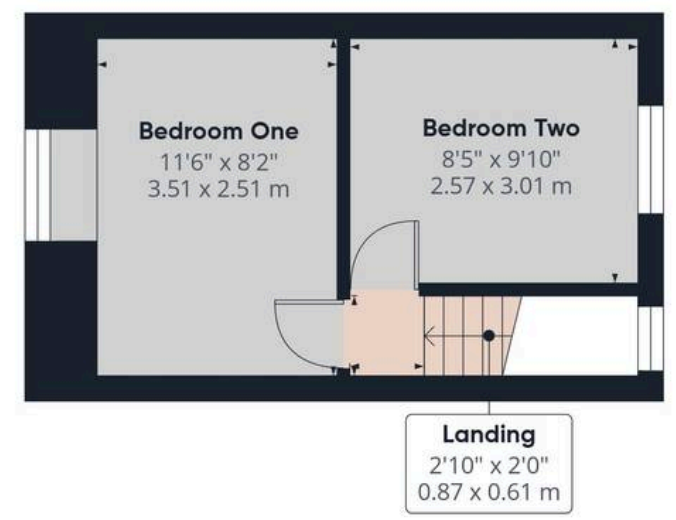
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

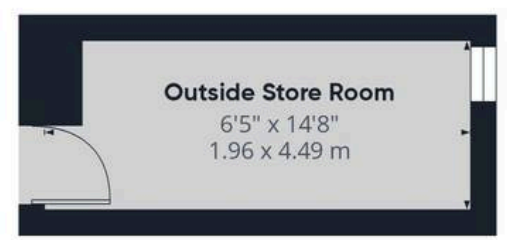




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
580 ft<sup>2</sup>  
54 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



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