



Linton Fernleigh Road, Grange-Over-Sands - LA11 7HP

Grange-Over-Sands

£395,000

Linton Fernleigh Road

Grange-Over-Sands

This beautifully presented 1920s bay-fronted character property offers a rare blend of period charm and contemporary style, ideally situated in the heart of Grange-over-Sands. Retaining many original features, including elegant picture rails and high ceilings. The spacious, light-filled lounge boasts a striking bay window and a modern multi fuel stove with limestone surround and marble hearth, creating a welcoming space for relaxation. A separate dining room features polished wooden floors, a cast iron inset fireplace with French doors opening onto the lower terrace, perfect for entertaining. The modern fitted kitchen is equipped with integrated appliances, feature glass splashback tiles, the hob is lined with feature tiles and spot lighting, along with ample space for dining. A fitted utility room with outside access adds convenience. The generous inner hallway is light and airy, offering downstairs W.C. Upstairs, a spacious landing leads to four bedrooms (three of which are doubles) and a modern four piece family bathroom suite. The property benefits from recently replaced front and rear roofs, ensuring peace of mind for future owners. Elevated views over Morecambe Bay can be enjoyed from several rooms, while the central location provides easy access to the town's amenities and transport links.





Hallway

15' 11" x 8' 2" (4.85m x 2.50m)

Living Room

16' 6" x 12' 11" (5.04m x 3.94m)

Dining Room

13' 0" x 11' 11" (3.95m x 3.64m)

Kitchen

16' 1" x 11' 8" (4.91m x 3.56m)

Utility Room

11' 10" x 4' 11" (3.60m x 1.51m)

Bedroom 1

16' 7" x 13' 0" (5.05m x 3.95m)

Bedroom 2

13' 1" x 11' 11" (4.00m x 3.64m)

Bedroom 3

12' 3" x 11' 8" (3.74m x 3.56m)

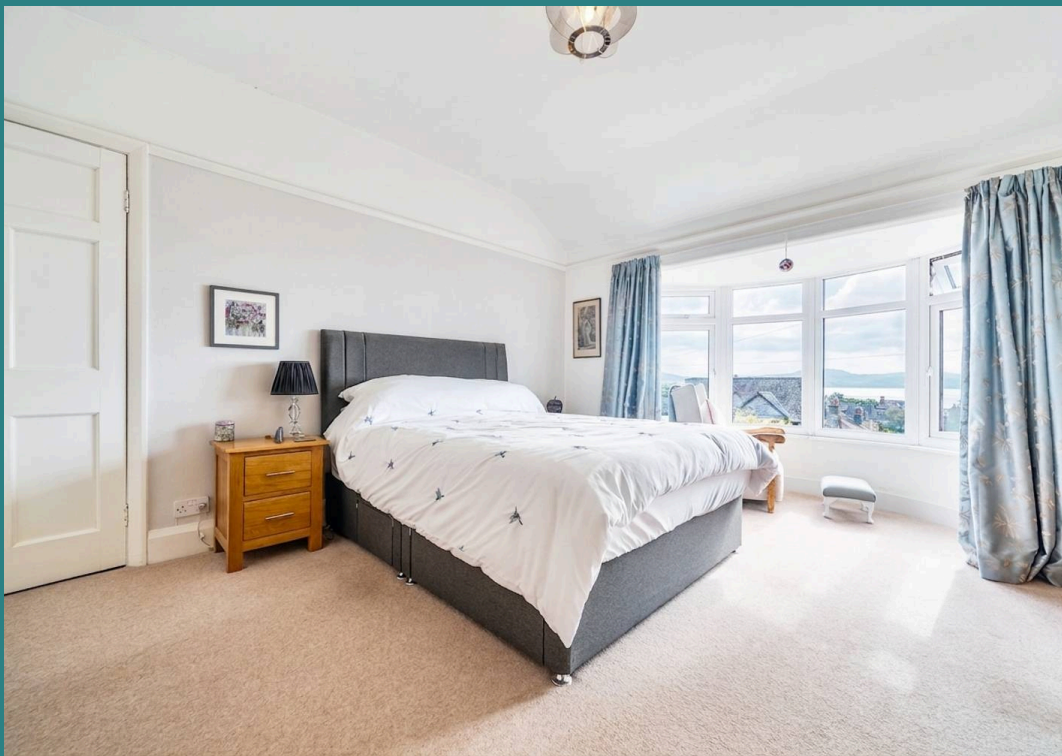
Bedroom 4

8' 9" x 8' 5" (2.67m x 2.56m)

Bathroom

10' 10" x 8' 10" (3.31m x 2.69m)





GARDEN

The outside space is equally impressive, with landscaped front gardens showcasing established planting and newly completed access steps that enhance the property's kerb appeal. The rear garden is thoughtfully tiered over three levels, offering two separate terraces that are ideal for al fresco dining or simply enjoying the tranquil surroundings. A well-maintained lawn and raised beds provide opportunities for keen gardeners to make the most of the outdoor space. Off-road parking for two cars is conveniently situated at the front of the property, making this an ideal home for families or professionals seeking a blend of period elegance, modern comfort, and practical living. With its combination of character features and versatile outdoor areas, this property represents a unique opportunity to acquire an attractive and practical home in a sought-after location. A well presented, deceptively spacious property with a combination of character features and versatile outdoor areas offering an opportunity to acquire an attractive and practical home in a sought after location. Off road parking for one car with kerbside availability for second

Driveway

2 Parking Spaces

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



Linton, Fernleigh Road, Grange-Over-Sands, LA11

Approximate Area = 1497 sq ft / 139 sq m

For identification only - Not to scale





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