



Gardeners Cottage Kirkhead Road, Grange-Over-Sands
£260,000



Gardeners Cottage Kirkhead Road

Grange-Over-Sands

A detached family home situated in the sought after area of Kents Bank adjacent to Grange over Sands. Close to all local amenities and it lies some 200 yards from the sea front and the Kents Bank railway station with its links to Lancaster and Barrow.

This delightful detached house offers a perfect blend of comfort and privacy. Featuring double glazing throughout and gas central heating, the property boasts a welcoming sitting room ideal for relaxation. The light and airy kitchen provides a wonderful space for culinary delights with the family bathroom located on the ground floor which comprises a W.C., wash hand basin and a bath with a shower over. Upstairs, two double bedrooms offer peaceful retreats, with one bedroom having an en-suite for added convenience comprising a W.C., wash hand basin and shower cubicle. The stunning gardens, complete with outbuildings, provide a picturesque setting, while ample driveway parking ensures ease of access. With its close proximity to the local train station, convenience is at your doorstep. Step outside to discover the enchanting outdoor space this property has to offer. The delightful garden, gravelled throughout, presents a serene setting for outdoor enjoyment. Ample space allows for the placement of garden furniture, ideal for soaking up the sun's rays. The well-established trees, hedges, and shrubs create a verdant backdrop, while room for potted plants adds a personal touch. Three outhouses are attached to an undercroft, providing convenient storage space or a sheltered spot for parking your vehicle. Whether unwinding in the garden or hosting gatherings with loved ones, this property's outside space is sure to enhance your lifestyle and offer a sanctuary of tranquillity.

- Delightful detached property
- Double glazing throughout
- Welcoming sitting room
- Gas central heating
- Light and airy kitchen
- Close to local train station
- Two double bedrooms
- Stunning gardens with outbuildings
- Family bathroom and en-suite
- Ample driveway parking

EPC RATING D

SERVICES

Mains electric, mains gas, mains water, mains drainage

COUNCIL TAX: BAND C

TENURE: FREEHOLD

DIRECTIONS

Leave Grange in the direction of Allithwaite and turn left in to Kirkhead Road. Take the left into Priory Lane followed by a right onto a back lane where Gardeners Cottage is located on the left.

WHAT3WORDS:chills.google.invisible





GROUND FLOOR

ENTRANCE HALL

5' 4" x 4' 6" (1.63m x 1.36m)

SITTING ROOM

14' 11" x 11' 8" (4.55m x 3.55m)

KITCHEN

15' 0" x 8' 6" (4.58m x 2.58m)

BATHROOM

6' 10" x 6' 8" (2.09m x 2.04m)

FIRST FLOOR

LANDING

10' 8" x 3' 1" (3.26m x 0.95m)

BEDROOM

14' 11" x 9' 9" (4.54m x 2.98m)

EN-SUITE

4' 10" x 4' 7" (1.48m x 1.40m)

BEDROOM

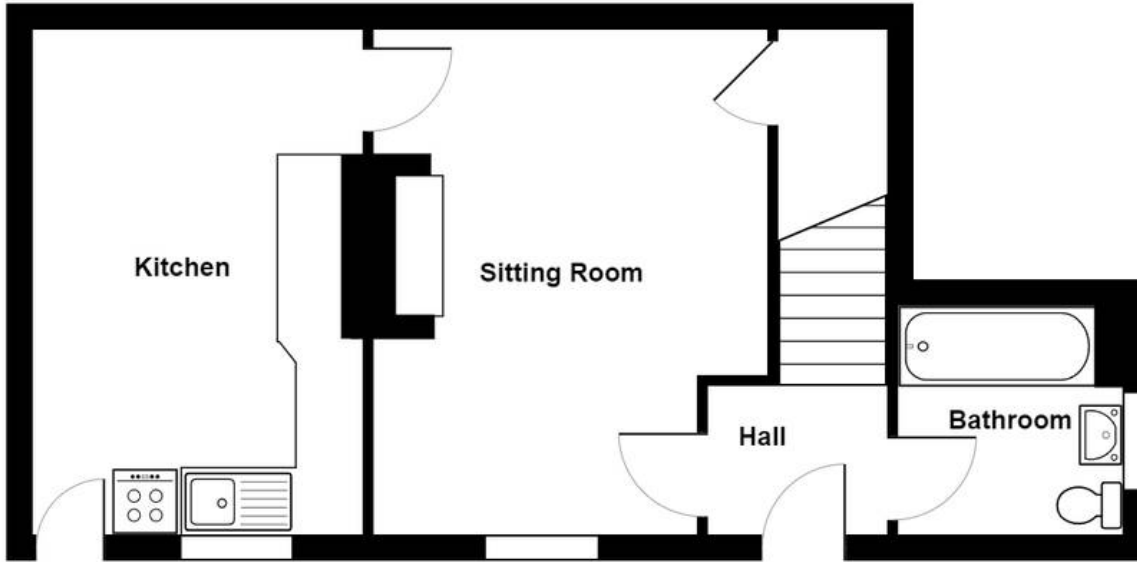
11' 8" x 11' 7" (3.55m x 3.52m)



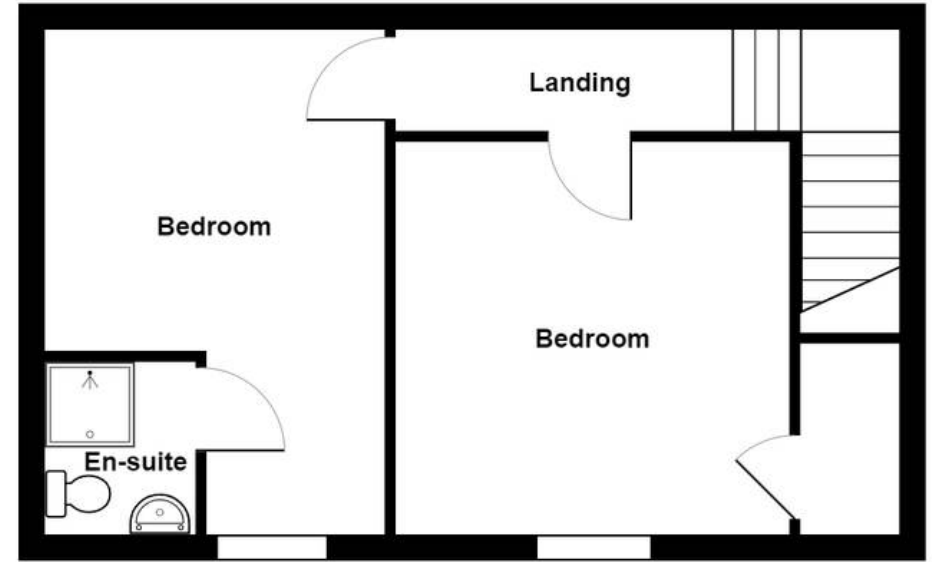








Ground Floor



First Floor

Gardeners Cottage, Kirkhead Road, Grange-Over-Sands

Total Area: 75.8 m² ... 816 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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THW Estate Agents

Palace Buildings Main Street, Grange-Over-Sands - LA11 6AB

015395 33335 • grange@thwestestateagents.co.uk • www.thwestestateagents.co.uk

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