



10 Dixon Wood Close, Lindale  
£525,000







## 10 Dixon Wood Close

### Lindale

A well proportioned detached property pleasantly located within the popular village of Lindale. The property is within easy access to the village amenities including a public house, church, post office and village hall and with Lindale being convenient for Edwardian town of Grange-over-Sands with its many facilities including shops, banks, the promenade and railway station.

The property which is part renovated by the owners, would be ideal for a family to bring it to its full potential briefly comprising entrance hall, two reception rooms one having a log burner, kitchen and cloakroom to the ground floor. The lower ground floor has a snug/bedroom with access to a cloakroom and a hallways which accesses the double garage. On the first floor there are four bedrooms with one having an en-suite and a family bathroom. The property benefits from double glazing and gas central heating.

Outside there are well kept gardens to the front side and rear which looks out to the surrounding fields. Off road parking and an integral double garage.



- Detached house
- Pleasant cul-de-sac
- Two reception rooms
- Double glazing and gas central heating
- Kitchen with dining space
- Generous private gardens
- Five bedrooms
- Double garage and driveway parking
- Bathroom, en-suite and cloakrooms
- Far reaching views



## LOWER GROUND FLOOR

### SNUG/BEDROOM

13' 1" x 12' 0" (3.98m x 3.67m)

Both max. Double glazed door to garden, double glazed window, two radiators, fitted wardrobe and cupboards, wash hand basin to vanity, gas boiler.

### CLOAKROOM

7' 4" x 3' 3" (2.23m x 1.00m)

Both max. Double glazed window, W.C. fully tiled walls.

### HALLWAY

8' 9" x 4' 2" (2.66m x 1.26m)

Both max. Built in cupboards, access to garages.

## GROUND FLOOR

### ENTRANCE HALL

18' 4" x 6' 11" (5.59m x 2.11m)

Both max. Double glazed door, double glazed windows, radiator, downstairs storage.

### SITTING ROOM

25' 9" x 18' 8" (7.86m x 5.68m)

Both max. Double glazed sliding door to balcony, 2 double glazed windows, three radiators, log burning stove, recessed spotlights, access to lower ground floor.

### KITCHEN

19' 10" x 15' 11" (6.05m x 4.86m)

Both max. Double glazed door, double glazed window, radiator, good range of base and wall units, stainless steel sink, integrated oven, hob with extractor/filter over, integrated microwave, integrated appliance's including fridge, freezer, dishwasher, washing machine and dryer, tiled splashback, recessed spotlights, built in cupboard, tiled flooring.

### LOUNGE

14' 0" x 10' 4" (4.27m x 3.15m)

Both max. Double glazed window, radiator.





## CLOAKROOM

3' 10" x 2' 7" (1.18m x 0.80m)

Both max. W.C, wash hand basin to vanity, partial tiling to walls, tiled flooring.

## FIRST FLOOR

### BEDROOM

18' 4" x 13' 8" (5.60m x 4.16m)

Both max. Double glazed window, radiator.

### EN-SUITE

12' 6" x 8' 6" (3.81m x 2.60m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully panelled shower cubicle with thermostatic shower fitment, recessed spotlights, tiled flooring.

### BEDROOM

17' 8" x 9' 9" (5.39m x 2.96m)

Both max. Double glazed window, radiator.

### BEDROOM

15' 3" x 11' 8" (4.65m x 3.56m)

Both max. Double glazed window, radiator.

### BEDROOM

10' 6" x 8' 6" (3.21m x 2.58m)

Both max. Double glazed window, radiator.

## BATHROOM

11' 5" x 8' 3" (3.49m x 2.52m)

Both max. Double glazed window, heated towel radiator, four piece suite comprises W.C. wash hand basin to vanity and bath with mixer shower, fully panelled shower cubicle with thermostatic shower fitment, partial panelling to walls, recessed spotlights, tiled flooring.

## LANDING

13' 0" x 11' 5" (3.95m x 3.49m)

Both max. Radiator, built in cupboard with loft access which runs the full length of the property.









## OUTSIDE

A charming well kept garden to the rear with beautiful views out across the fields through the trees. The rear garden has well kept lawns leading to rear where a play house can be found. The garden is enclosed by trees and hedges which gives the garden a nice private feeling. To the side and front of the property there are more lawn areas which are well kept and also have ample space for garden furniture.

## GARAGE

22' 17" x 8' 72" (6.76m x 2.66m) Up and over garage door, light and power.

## GARAGE

17' 71" x 9' 31" (5.40m x 2.84m) Up and over garage door, double glazed door, double glazed window, light and power.

## EPC RATING D

## SERVICES

Mains electric, mains gas, mains water, mains drainage.

## COUNCIL TAX: BAND F

## TENURE: FREEHOLD

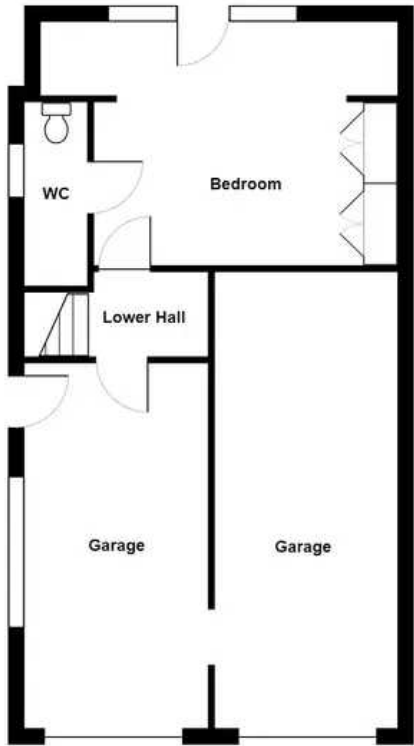
## DIRECTIONS

From The Grange-over-Sands office proceed to Lindale along the B5277 and on entering the village take the first turning on the right into Dixon Wood Close. Follow the road around to the right with number 10 being at the very end.

WHAT3WORDS: tests.road.block







Lower Ground Floor



Ground Floor



First Floor

10 Dixon Wood Close, Lindale

Total Area: 230.8 m<sup>2</sup> ... 2484 ft<sup>2</sup>

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



## THW Estate Agents

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

015395 33335 • [grange@thwestateagents.co.uk](mailto:grange@thwestateagents.co.uk) • [www.thwestateagents.co.uk](http://www.thwestateagents.co.uk)



Your Local Estate Agents **ThomsonHaytonWinkley**

