



67 Priory Lane, Grange-Over-Sands
£500,000



67 Priory Lane

Grange-Over-Sands

This charming family detached property presents a wonderful opportunity in a friendly residential area. Situated within the seaside town of Grange-over-Sands, this family home is within walking distance of local amenities and schools, a short walk to Kents Bank train station and has easy access to the rest of the Lake District National Park and road links to the M6 Motorway. Pulling up to the property where there is ample driveway parking, charming front gardens and access to the convenient double garage. From the front follow the path to the right and take the steps up to where the main entrance is to the property, stepping into an impressive entrance hall which gives access to all areas of the ground floor. From the entrance hall, you will find a modern breakfast kitchen, a light and airy sitting dining room which is great for entertaining in with fantastic bay views. The sitting dining room also flows into the breakfast kitchen where you will find a wide range of appliances including integrated oven and grill, fridge freezer and dishwasher. From here both double bedrooms can be found with the principal bedroom having a well lit en-suite. Once you have seen the two double bedrooms you can take a look in the modern three piece shower room with a W.C., wash hand basin and fully tiled walk in shower with thermostatic shower fitment with built in storage, a handy utility room and a delightful conservatory which has access to the rear garden.

Heading on downstairs to the lower ground floor you will find yourself in the hallway which gives access to the third double bedroom which has a useful cloakroom. Leaving the third bedroom walk to the end of the hall way where the storage room is which has an entrance way to more storage which runs under the rest of the property, leaving the storage room take a right into the double garage which has ample space for two cars.

To the rear of the property there is an enclosed patio garden which has plenty of space for garden furniture, potted plants and relaxing in the sun.

- Charming detached property
- Stunning bay views
- Welcoming sitting dining room
- Double glazing and gas central heating
- Modern breakfast kitchen
- Beautiful gardens to the front and rear
- Three double bedrooms
- Short walk to town centre
- Family bathroom with en-suite and cloakroom
- Garage and ample driveway parking

EPC RATING D

SERVICES

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

COUNCIL TAX: BAND F

TENURE: FREEHOLD

DIRECTIONS

From Grange town centre proceed along Kents Bank Road on to Allithwaite Road. Turn left in to Carter road and take the second right in to Kentsford Road. Take the first right on to Priory Lane to find 67 located on the right.

WHAT3WORDS: gloom.belief.margin





LOWER GROUND FLOOR

HALLWAY

12' 10" x 5' 8" (3.90m x 1.72m)

BEDROOM

19' 0" x 10' 6" (5.79m x 3.20m)

CLOAKROOM

7' 1" x 4' 7" (2.15m x 1.40m)

STORE ROOM

7' 1" x 5' 9" (2.15m x 1.76m)

GROUND FLOOR

ENTRANCE HALL

19' 1" x 13' 2" (5.81m x 4.01m)

SITTING DINING ROOM

30' 10" x 15' 3" (9.39m x 4.64m)

KITCHEN

15' 10" x 10' 1" (4.83m x 3.07m)

BEDROOM

17' 6" x 10' 11" (5.33m x 3.33m)

EN-SUITE

5' 1" x 4' 10" (1.56m x 1.48m)

BEDROOM

13' 11" x 10' 3" (4.24m x 3.13m)

SHOWER ROOM

9' 0" x 7' 11" (2.74m x 2.41m)

UTILITY ROOM

14' 5" x 7' 10" (4.39m x 2.38m)

CONSERVATORY

10' 0" x 9' 2" (3.06m x 2.80m)











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