



3 Laneside Farm Kirkhead Road, Grange-Over-Sands  
£275,000





## 3 Laneside Farm Kirkhead Road

### Grange-Over-Sands

A well present terraced property located to the fringe of Grange-over Sands where there is a variety of shops, cafes, a post office and banks, as well as a mile-long promenade. The property is within easy reach of the market town of Kendal, the Lake District National Park and the M6. Kents Bank railway station stands by the seashore just at the foot of Kirkhead Road while Grange-over-Sands station is less than two miles away.

Nestled in a desirable residential area, this charming terraced house offers a perfect blend of comfort and style. Boasting a terraced layout, the property features modern amenities including double glazing and gas central heating throughout. Upon entering, you are greeted by the kitchen diner which creates a welcoming space for both relaxation and entertainment for family and guests. You can then take the steps up into the cosy lounge which also has a Jacobs ladder up onto a mezzanine landing perfect for storage needs. Also on the ground floor is a handy cloakroom which comprises a W.C., and wash hand basin to vanity.

Upstairs, you will find two generously sized double bedrooms, providing ample space for a growing family or hosting guests. Completing the accommodation is a family bathroom which comprises a W.C., wash hand basin to vanity and a bath with a shower. The landing also has an extra storage cupboard which is very helpful.

Step outside to discover the delightful outdoor space this property has to offer. At the rear of the property, a paved patio area awaits, providing ample space for both garden furniture and potted plants. The low-maintenance design ensures you can relax and enjoy the outdoors without the hassle of extensive upkeep, while still having the flexibility to personalise the space to suit your needs. The property has a garage which has space for one vehicle and ample storage and plenty of driveway parking.

- No upper chain
- Well-presented character cottage
- Sought-after, peaceful, residential location
- Farmhouse conversion
- Light and airy kitchen dining room
- Cosy lounge with mezzanine
- Family bathroom and cloakroom with WC
- Sunny patio garden at the rear
- Garage and driveway parking

## **EPC RATING E**

## **SERVICES**

Mains electric, mains gas, mains water, mains drainage

## **COUNCIL TAX:BAND D**

## **TENURE:FREEHOLD**

## **DIRECTIONS**

From Grange take the B5277 in the direction of Allithwaite and just before entering the village turn left in to Kirkhead Road and continue to find number 3 Laneside Farm located on the right in an elevated position.

**WHAT3WORDS:**double.vine.unfocused

## **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.







## GROUND FLOOR

### ENTRANCE HALL

10' 4" x 4' 8" (3.14m x 1.42m)

### LOUNGE

14' 3" x 9' 11" (4.35m x 3.03m)

### MEZZANINE

10' 1" x 5' 0" (3.07m x 1.52m)

### KITCHEN DINER

28' 3" x 14' 1" (8.60m x 4.29m)

### CLOAKROOM

6' 10" x 4' 8" (2.09m x 1.43m)

## FIRST FLOOR

### LANDING

21' 0" x 3' 5" (6.39m x 1.04m)

### BEDROOM

14' 6" x 9' 1" (4.42m x 2.78m)

### BEDROOM

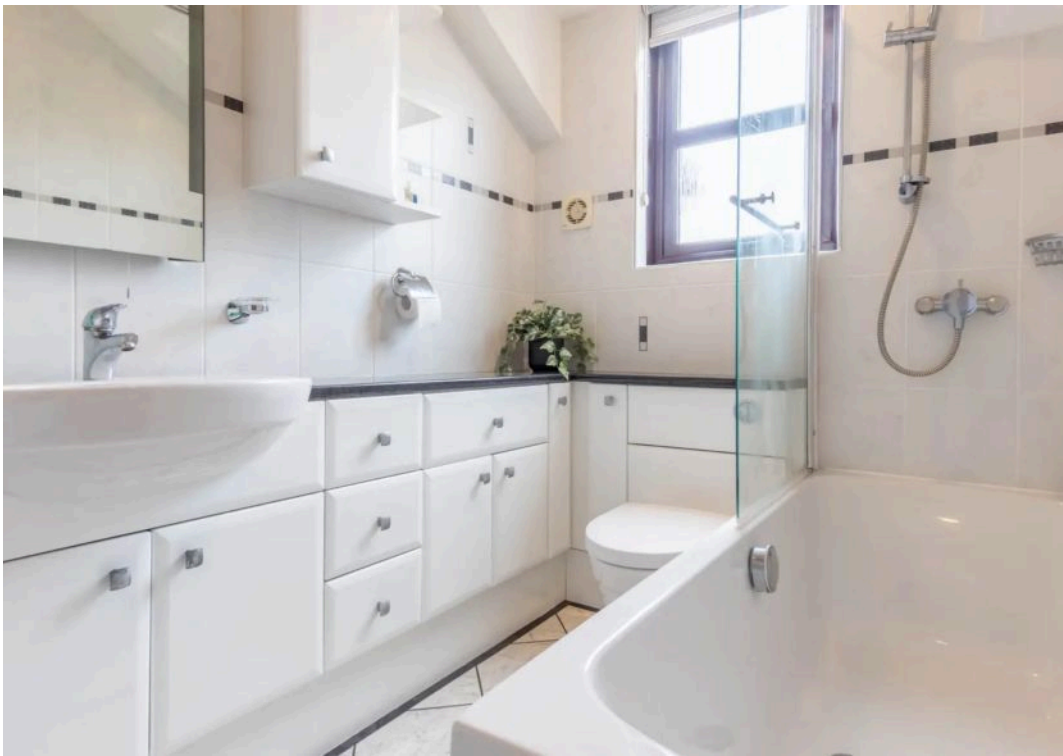
11' 8" x 9' 4" (3.55m x 2.85m)

### BATHROOM

8' 6" x 6' 8" (2.58m x 2.03m)



















**THW Estate Agents**

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