



16 Stonebeck, Lindale  
£250,000





## 16 Stonebeck

### Lindale

A well presented semi-detached family home occupying a central location in Lindale village within the Lake District National Park, giving easy access to Windermere and the central Lake District. The property is conveniently placed for a range of local amenities in nearby Grange-over-Sands including a range of shops, banks, surgeries, railway station (Barrow, Lancaster, Preston and Manchester/airport) together with bus routes and access to the M6 via the A590.

This semi-detached family home offers a perfect blend of contemporary living and natural beauty. The property boasts a delightful sitting room that provides stunning views of Wilkinson Memorial, open fields and woodlands. The modern kitchen diner features integrated appliances, Amtico flooring, and convenient under-stairs storage, making it ideal for both family dinners and entertaining guests.

Upstairs, three well-appointed bedrooms offer ample space, with two generously-sized double bedrooms. The three-piece suite bathroom includes National Trust tiles a corner shower which has a much bigger shower tray than standard showers, W.C., and wash hand basin, adding convenience and luxury to every-day living. On the landing a loft hatch can be found which has a pull down ladder and the loft is part boarded with power. The property benefits from double glazing and gas central heating which is an all year bonus.

The well-maintained patio garden to the side of the home provides a tranquil setting for al fresco dining or simply unwinding. Gated access at both ends ensures privacy and security, while the ample space allows for the addition of garden furniture and potted plants to create your own space. Admire the beautiful raised timber flower beds adorned with a variety of plants and shrubbery, adding a touch of colour and charm to the outdoor area. The front of the property features driveway parking, providing convenience for multiple vehicles, while visitor parking is also readily available. Whether you're looking to soak in the natural surroundings or entertain guests in style, this property offers a perfect balance of indoor comfort and outdoor allure, promising a lifestyle of relaxation and enjoyment.



- Semi-detached family home
- Sitting room with views of Wilkinson Memorial, open fields and woodland
- A modern kitchen diner with integrated appliances, Antico flooring and under-stairs storage
- Three bedrooms on the first floor with two being double bedrooms
- A three piece suite bathroom comprising a corner shower, W.C. and wash hand basin
- Double glazing and gas central heating
- Well maintained patio garden to the side of the property
- Driveway parking to the front as well as visitors parking available
- Easy access to Grange-over-Sands and its amenities
- Great access to the A590 and the rest of the Lake District National Park

#### 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.

#### EPC RATING C

#### SERVICES

Mains electric, mains gas, mains water, mains drainage

#### COUNCIL TAX:BAND C

#### TENURE:FREEHOLD

#### DIRECTIONS

To reach the property from Junction 36 of the M6 follow the road in the direction of Barrow in Furness (A590). Upon reaching Meathop roundabout take the first exit signposted Lindale/Grange-over-Sands. As you enter the village of Lindale take the first exit at the roundabout and then left into Dixon Wood Close. Take the first left onto the gravelled road and keep left into the small parking area directly in front of No.16.

**WHAT3WORDS:**///meal.coasting.browser







## GROUND FLOOR

### KITCHEN DINER

16' 11" x 12' 0" (5.16m x 3.67m)

### SITTING ROOM

17' 4" x 11' 5" (5.28m x 3.49m)

## FIRST FLOOR

### LANDING

8' 9" x 5' 5" (2.66m x 1.65m)

### BEDROOM

11' 4" x 8' 11" (3.46m x 2.72m)

### BEDROOM

10' 5" x 8' 10" (3.17m x 2.70m)

### BEDROOM

8' 4" x 7' 10" (2.54m x 2.40m)

### BATHROOM

6' 3" x 5' 11" (1.90m x 1.81m)











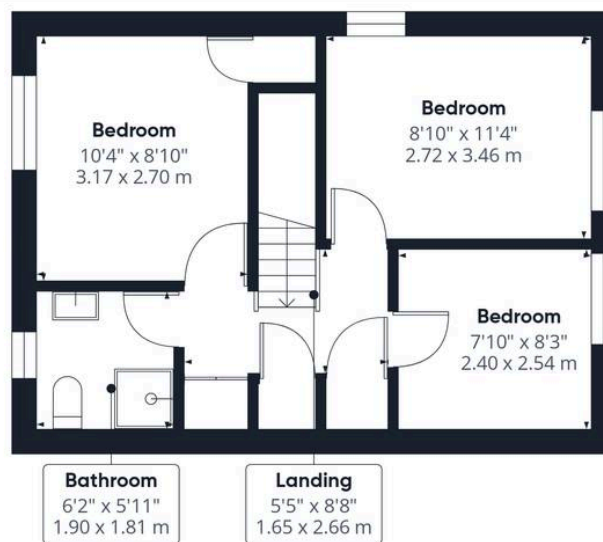








Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

761 ft<sup>2</sup>  
70.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

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