



Claremont, Lindale  
£325,000





## Claremont

### Lindale, Grange-Over-Sands

This attractive semi detached home is located in the village of Lindale, near Grange-over-Sands, well known for its promenade, independent shops and café culture. The property enjoys lovely open views and is ideally placed for access to everyday amenities, reputable schools and transport links. There are also a wealth of scenic walks close by, including countryside routes and coastal paths, making the location ideal for those who enjoy the outdoors.

The ground floor offers well balanced living space. The fitted kitchen provides a stylish and practical area for cooking and day to day living. The lounge feels warm and welcoming, with a fireplace creating a pleasant focal point. A separate dining room offers an excellent space for family meals and entertaining. A convenient downstairs WC adds further practicality.

To the first floor, there are three well proportioned bedrooms, comprising one comfortable double and two single rooms. The modern shower room is finished to a contemporary standard and serves the bedrooms well.

Outside, the property continues to impress. The rear garden features a lawn, patio seating area and an outdoor kitchen, creating a fantastic space for relaxing and socialising. There is also a useful boot room cupboard for additional storage. The front garden adds to the kerb appeal, while driveway parking and a garage to the rear provide excellent parking and storage options.



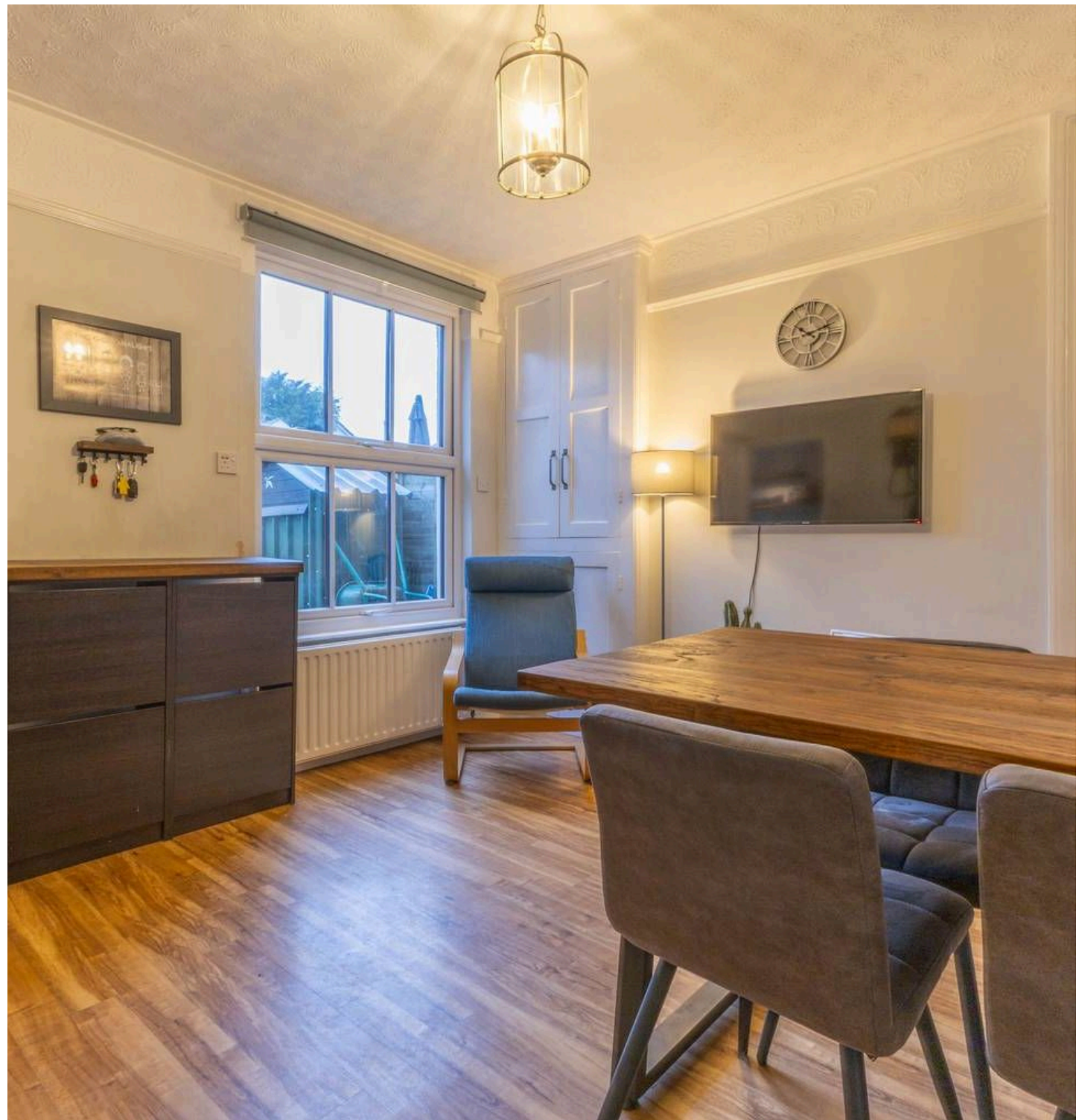
- Attractive semi detached home set in the popular village of Lindale near Grange-over-Sands
- Stylish fitted kitchen designed for both everyday living and entertaining
- Inviting lounge centred around a charming fireplace
- Separate dining room offering a welcoming space for family meals and gatherings
- Handy downstairs WC adding extra practicality
- Three well proportioned bedrooms, including one comfortable double and two singles
- Contemporary shower room finished to a modern standard
- Delightful rear garden featuring a lawn, patio seating area and outdoor kitchen
- Useful boot room cupboard, along with a front garden, driveway parking and garage to the rear
- Pleasant open views, with easy access to local amenities and a wealth of scenic walks nearby

**DIRECTIONS:** From Grange-over-Sands, proceed towards Lindale and continue until reaching the first roundabout. Take the exit onto Lindale Road and follow the road ahead. Take the second left turn into Dixon Wood Close. Turn right within the close, where Claremont will be found.

**WHAT3WORDS:**///watched.speaks.announced

### 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.







#### WC

2' 8" x 4' 9" (0.81m x 1.46m)

#### HALLWAY

6' 5" x 13' 0" (1.95m x 3.96m)

#### KITCHEN

5' 11" x 13' 8" (1.81m x 4.17m)

#### LIVING ROOM

12' 2" x 10' 0" (3.70m x 3.04m)

#### DINING ROOM

12' 2" x 11' 10" (3.70m x 3.60m)

#### LANDING

5' 10" x 4' 2" (1.77m x 1.28m)

#### SHOWER ROOM

6' 5" x 9' 2" (1.95m x 2.79m)

#### BEDROOM

13' 3" x 11' 11" (4.04m x 3.63m)

#### BEDROOM

10' 6" x 10' 1" (3.21m x 3.08m)

#### BEDROOM

8' 11" x 8' 4" (2.71m x 2.55m)

#### SERVICES

Mains electric, mains gas, mains water, mains drainage

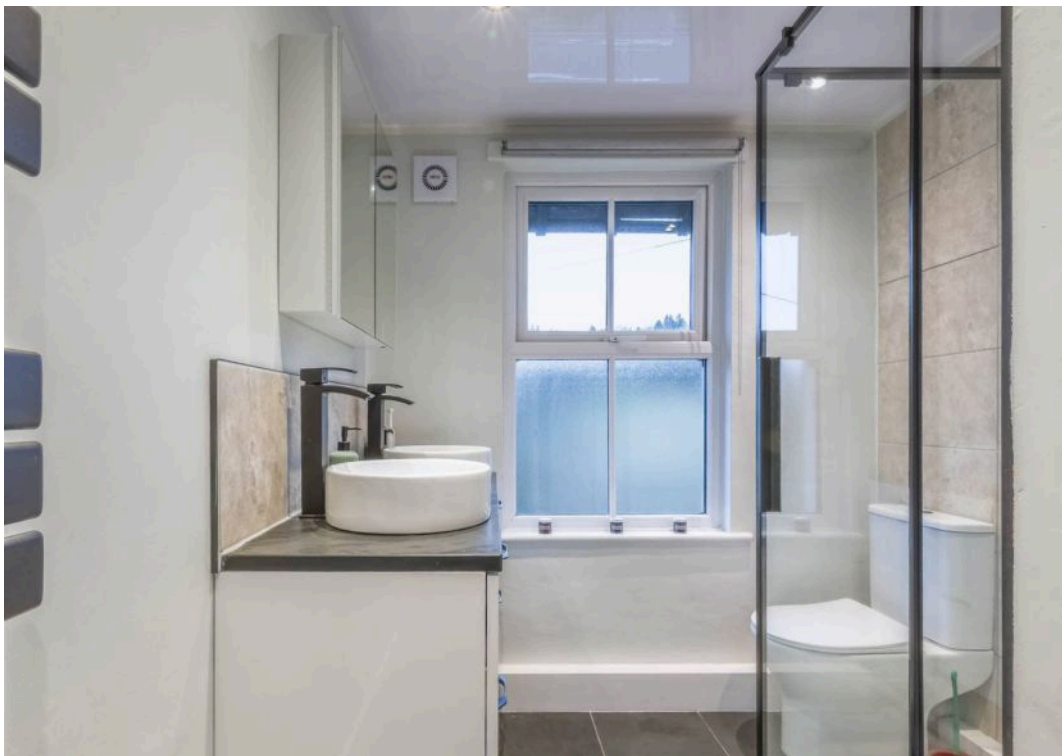
#### EPC RATING D

COUNCIL TAX BAND currently Band C

TENURE: FREEHOLD











## THW Estate Agents

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