



29 ALLITHWAITE ROAD, FLOOKBURGH, GRANGE-OVER-SANDS, CUMBRIA, LA11 7JR
£295,000

MILNE MOSER
SALES + LETTINGS

29 ALLITHWAITE ROAD
FLOOKBURGH
GRANGE-OVER-SANDS
LA11 7JR



OVERVIEW

On a generous plot with open countryside to the front, the modest external appearance of this detached bungalow belies the accommodation and potential on offer. The existing footprint is already a good size and there is further scope (subject to planning) to extend into the loft and create an impressive family property if required. The current layout is flexible and perfectly suited to those looking for one level living with three bedrooms, two reception rooms and a conservatory all on offer. The property does require some modernisation, but this is the perfect opportunity to create a long term home to individual tastes. The garden spaces are well planted with the rear being lawned and having seating and entertaining areas. A long driveway provides ample parking and there is a detached single garage. The bungalow is gas centrally heated and UPVC double glazed.

LOCATION

The popular village of Flookburgh lies on the edge of the Cartmel peninsula within 4 miles of Grange over Sands and 3 miles of desirable Cartmel. Combined with adjoining Cark, there is a railway station, general store, a doctors, primary school, fish and chip shop and public houses. The M6 can be reached in approximately 25 minutes by car as can the wider Lake District National Park.

ACCOMMODATION

Approaching over the front garden and driveway, a UPVC double glazed door leads into the porch. UPVC double glazed to three





sides, there is a ceiling light and period glazed door with adjacent leaded stained windows leading into:

HALL

A wide hallway with wood effect laminate flooring, two wall lights and a radiator.

LOUNGE

12' 1" x 15' 7" (3.68m x 4.74m) into bay

An attractive front facing UPVC double glazed bow window with stained glass upper panels plus a further UPVC double glazed window to the side. A white fire surround with tiled inset and a gas fire provides a focal point and there is a curved radiator, a ceiling light and two wall lights.

DINING ROOM

13' 1" x 13' 3" (3.99m x 4.04m)

Two UPVC double glazed windows face the side aspect and there is a ceiling light, radiator and period plate rack. Wooden fire surround with grate for an open fire, tiled inset and plinth. The dining room could also be used as bedroom if required.

KITCHEN

11' 11" x 6' 7" extending to 17' 3" (3.63m x 1.99m/5.27m)

Having an internal UPVC double glazed window to the conservatory and view through to the garden. Fitted with white gloss base and wall units, dark worktops and a stainless steel one and a half bowl sink with drainer. There is an electric range cooker with double oven, grill and canopy above, a radiator and two ceiling lights. A passage at the side connects to the WC, store, utility room and the conservatory.



WC

Frosted UPVC double glazed window to the side. Fitted with a WC, wash hand basin, ceiling light and an electric heater.

STORE

Wall light and an electric heat bar.

UTILITY ROOM

6' 9" x 6' 7" (2.06m x 2.00m)

The utility room has a hand basin with cupboard beneath and space for a fridge freezer. A frosted UPVC double glazed window and a light.

CONSERVATORY

23' 0"/8' 0" x 16' 11"/9' 1" (7.02m x 5.16m)

UPVC double glazed to two sides, the substantial conservatory has a door to the rear garden and sockets.

BEDROOM

11' 9" x 14' 11" (3.58m x 4.53m) into bay

A UPVC double glazed bow window faces the front aspect with a pleasant outlook. There are two double built in wardrobes, drawers, a dressing table and overhead storage. Vanity basin with light above, a curved radiator and a ceiling light.

BEDROOM

12' 1" x 13' 3" (3.69m x 4.04m)

Another good sized double bedroom with an internal UPVC double glazed window to the conservatory. Wall light, a ceiling light and radiator.

BEDROOM

8' 7" x 6' 10" (2.62m x 2.09m)

UPVC double glazed window to the side aspect. Stairs lead to the first floor and there is a radiator and ceiling light.

BATHROOM

12' 0" x 6' 1" (3.65m x 1.85m)

Frosted UPVC double glazed window. Fully tiled and fitted with a coloured four piece suite comprising a bath, cubicle, pedestal wash hand basin and a WC. A built-in cupboard with sliding doors houses the Worcester boiler and there is a radiator and three ceiling lights.

DEVELOPED LOFT 1

11' 5" x 14' 11" (3.47m x 4.55m) including stairs

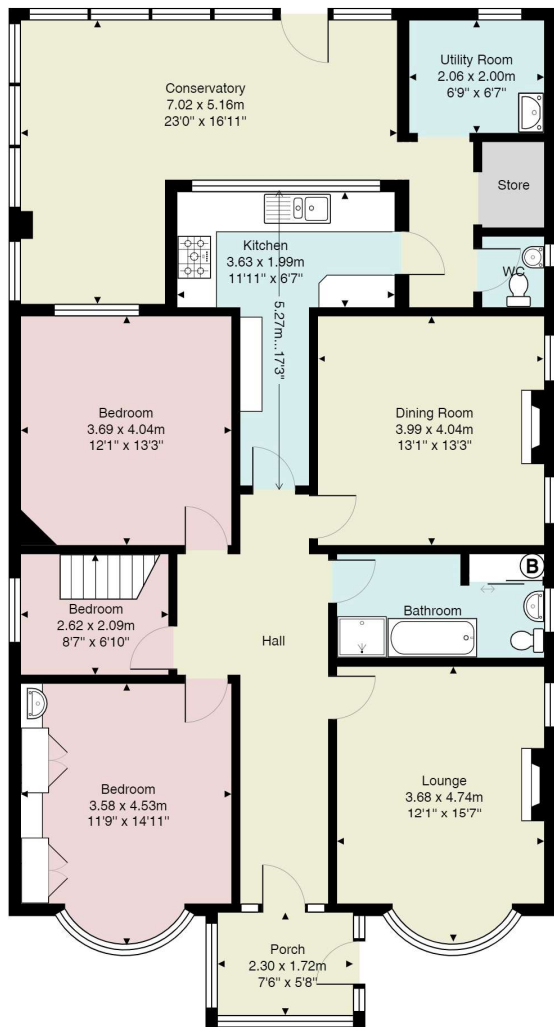
Accessed from the third bedroom, the loft space offers excellent potential (subject to planning) to create additional accommodation. There is a rooflight to the front, a double built in wardrobe, concealed safe and a radiator. Two wall lights and a ceiling light.

DEVELOPED LOFT 2

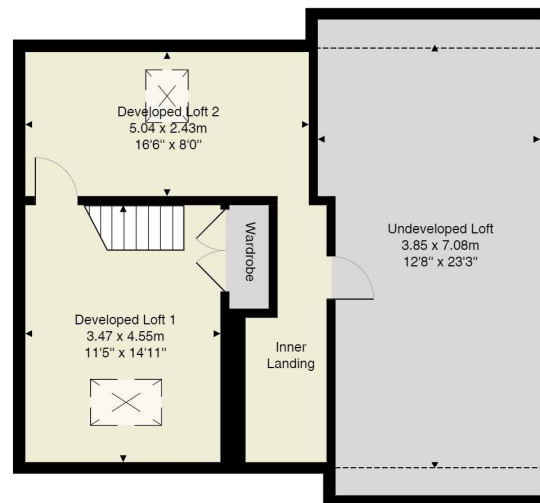
16' 6" x 8' 0" (5.04m x 2.43m)

A Velux rooflight to the rear, a radiator and ceiling light. a rear landing/corridor connects to the main undeveloped loft and there is a ceiling light.





Ground Floor



1st Floor/Loft

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
Measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





UNDEVELOPED LOFT

12' 8" x 23' 3" (3.85m x 7.08m)

Part boarded and a ceiling light. The central ceiling height is approximately 11' 5" (3.48m)

EXTERNAL

The good sized plot has been well tended and planted with lovely mature areas to both the front and rear. The flagged front garden has borders filled with standard roses and there is a traditional post and rail fence. The driveway at the side provides space for a number of vehicles and access to the garage. There is a tap at the side. Entering the rear garden there is a gravelled seating area adjacent to the conservatory and a level lawn with flower borders. A further gravelled area has raised beds and there is a gate to the rear lane. Garden shed.

GARAGE

9' 0" x 17' 5" (2.74m x 5.31m)

Electric up and over door and power connected.

DIRECTIONS

Approaching Flookburgh from Grange over Sands proceed through Allithwaite and out into the countryside. On entering Flookburgh, the property is located to the right hand side opposite a layby and prior to the railway bridge.

[what3words.com/branch.cares.sweetener](https://www.what3words.com/branch.cares.sweetener)

GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: E

EPC Grading: E

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage



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