



28 THE CROFT, FLOOKBURGH, GRANGE-OVER-SANDS, LA11 7NF
£285,000

MILNE MOSER
SALES + LETTINGS

- Gas Central Heating
- Recently Fitted Gutters, Fascias and UPVC Double Glazing
- Neutral Decor
- Built-in Storage in Bedrooms
- Ample Off Road Parking
- No Onward Chain



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GARAGE &
PARKING

OVERVIEW

Ideal for families and first time buyers alike, this three bedroom semi-detached house is perfect for those looking for a modern built home in a great location.

The lounge has space for everyone to relax and the dining kitchen at the rear of the house perfect for family meals. Two of the three bedrooms are doubles - one with a feature box bay window maximising light and there is a third single bedroom. The rear courtyard style garden is fully enclosed, ideal for pets and children and the garage has a first floor space for storage. Owned by the current vendors for over 25 years - testament to the location, property style and accommodation on offer.

Flookburgh is a pretty coastal town on the Cartmel Peninsula with the ever changing sands of Morecambe Bay close by. There is a train station, primary school plus a number of shops and businesses.

ACCOMMODATION

Crossing the block paved driveway, a handy porch provides shelter from the elements and space for coats and shoes. A further glazed door leads into the lounge. A nicely proportioned room with split doors to the kitchen diner at the rear and sandstone style fire surround with living flame gas fire. There is storage under the stairs and an outlook over the cul de sac at the front. The adjoining kitchen diner





is fitted with modern wood grain style units with contrasting dark worktops and sink. A five burner gas hob and eye level oven and separate grill make preparing meals a breeze and there is space for a fridge freezer and plumbing for a washing machine. French doors lead to the rear garden and there is a practical tiled floor and modern vertical radiator.

The first floor landing has natural light thanks to a window at the side. There is access to the loft. The loft is boarded and shelved and has a light and drop down ladder. The larger of the two double bedrooms faces the front of the house and has a feature box bay window and a two double built-in wardrobes. The second double is at the rear - also boasting two double built-in wardrobes. The third bedroom has a cupboard for storage and housing the Biasi boiler. Fully tiled, the bathroom is fitted with a traditional three piece suite with a shower above the bath plus an extractor and heated towel rail.

Externally, the property offers parking for three vehicles at the front/side and there is access into the rear garden. Fully enclosed and perfect for pets and children, the rear garden has been block paved for ease giving a courtyard feel and there is plenty of space for furniture and pots. A raised bed is well planted with perennials and there is a shed behind the garage which will remain. The garage is currently used as a workshop with power and light and vent for a dryer. Internal stairs have been added to an upper mezzanine space. Perfect for storage, this upper level has a window and cloakroom space.



DIMENSIONS

Lounge 17' 0" x 14' 11" (5.18m x 4.54m)

Kitchen Diner 16' 10" x 9' 2" (5.13m x 2.81m)

Bedroom 9' 9" x 13' 1" (2.98m x 3.99m) max

Bedroom 9' 9" x 11' 0" (2.98m x 3.36m) max

Bedroom 6' 10" x 9' 3" (2.09m x 2.83m) max

Bathroom 6' 9" x 6' 2" (2.06m x 1.87m)

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Garage 9' 5" x 19' 6" (2.87m x 5.94m)

First Floor 9' 5" x 19' 5" (2.87m x 5.91m) max and inclusive of
cloakroom

DIRECTIONS

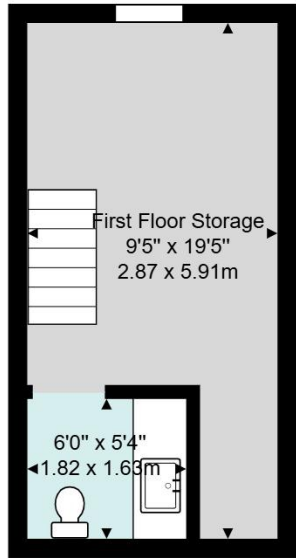
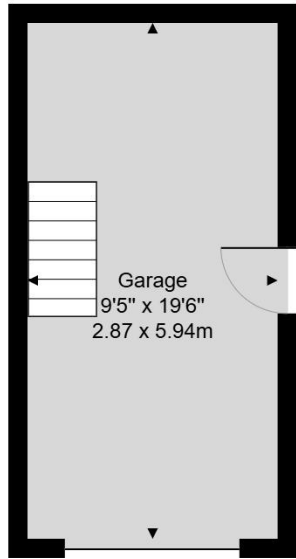
From the centre of Flookburgh turn onto Church Walk/Moor Lane. Prior to the open field turn right onto Moorside, pass through Fieldhead Place and follow round as the lane narrows. Follow signs to the right towards The Croft with number 28 being on the right near the beginning of the cul de sac.

[what3words///logbook.intro.frame](#)

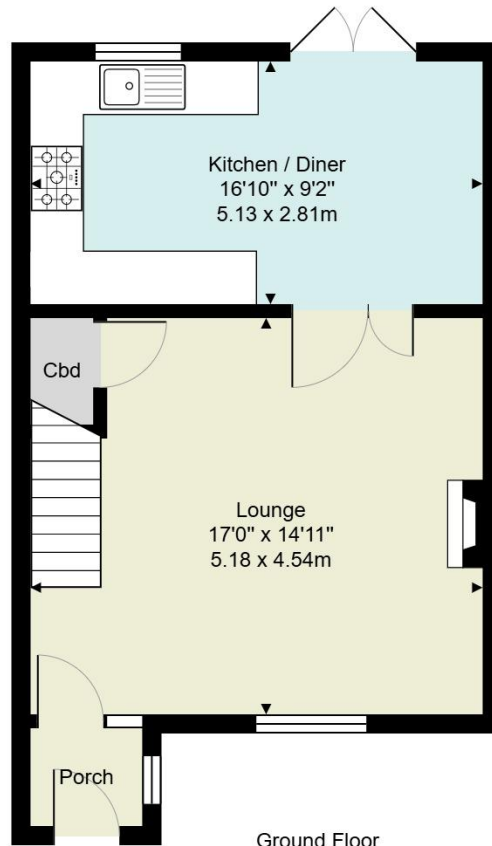




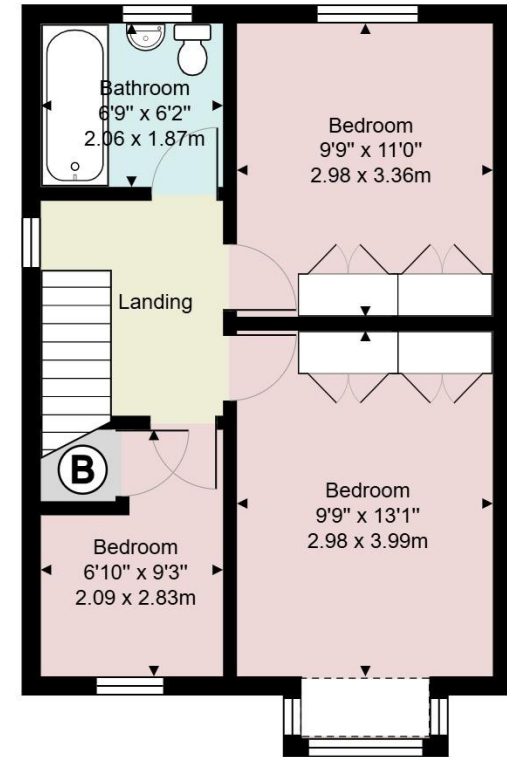




Garage and Storage Above
(Not Actual Location)



Ground Floor



1st Floor

Approx. Total Area: 863 ft² ... 80.2 m² (excluding garage and storage above)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

To arrange your viewing contact our Milnthorpe Team

If you would like further information or insights prior to viewing, please contact Lois Clifton

ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: C

EPC Grading: C

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