



Hurstwood Green Lane

Allithwaite, Grange-Over-Sands LA11 7QP

£1,200 Per Calendar Month (Holding Deposit May Apply)

Hurstwood Green Lane

Allithwaite, Grange-Over-Sands

A fantastic opportunity to rent a stylish detached bungalow in the countryside village of Allithwaite, just outside the bustling town of Grange-Over-Sands. Surrounded by countryside in a quiet residential neighbourhood, the bungalow is ideal for those thinking of retiring or small families. Grange-Over-Sands is less than 2 miles away offering popular restaurants, cafe's and shopping outlets or for those who enjoy a sea view there is an extensive promenade with beach walks.

Hurstwood offers high quality accommodation throughout with three reception rooms, modern galley kitchen with additional utility and W.C. There are two double bedrooms a family three piece bathroom on the ground floor and a modern shower room on the first floor. Externally there is a driveway, detached garage and extensive lawn with well maintained borders.



Accommodation

Entrance via solid wood door into

Hallway

A spacious L-shaped hallway with engineered wood flooring, useful storage cupboard under the stairs, telephone point and stairs leading to the first floor landing

Lounge

12'4" x 12'0"

A good size reception room where the focal point of this room is a live flame gas fire with surround. The engineer wood flooring continues through from the hallway and there is UPVC double glazed bay window providing ample natural light.

Kitchen

16'6" x 6'10"

A modern galley kitchen with wall, drawer and base units. Laminated work surfaces which extend to a stainless steel sink drainer unit. Integrated appliances include dishwasher, four ring gas hob with extractor fan and an electric AEG oven and micro-combi. In addition there space for a freestanding fridge/freezer and a useful pantry cupboard which also houses the gas central heating boiler.

Dining Room

13'0" x 12'0"

Located off the kitchen this useful dining area has a free standing log burner with mantle, engineered wood flooring, ample space for a dining table and chairs and French Doors leading through into the sunroom

Sun Room

11'8" x 8'0"

Accessed via French Doors from the dining room the Sun Room provides an ideal setting to sit and enjoy a book or could be utilised as a home office. There is slate tiled flooring, electric radiator and double glazed sliding patio doors leading out to the garden.

Utility

10'5" x 5'5"

Located to the rear of the property off the kitchen, a useful space for boots and coats with a laminate work service area housing plumbing for automatic washing machine and tumble dryer hook up. There is the additional benefit of a separate W.C with wash basin and a double glazed door providing alternative access to the rear garden.

Bathroom

Located off the hallway a modern three piece suite comprising of a panelled bath with electric shower over, W.C and wash basin.

Ground Floor Bedroom

12'1" x 9'5"

A double bedroom at the front of the property with engineered wood flooring, a built-in cupboard with hanging rails and ample space for any desired free standing furniture.

Stairs & Landing

Located off the hallway providing access to the first floor landing with generous eaves storage and a velux window providing natural light throughout.

Master Bedroom

11'3" x 10'4"

A good size double room with ample eaves storage across two walls, neutral coloured carpet and décor.

Shower Room

A modern three piece suite comprising of a double walk-in shower cubicle with splash back tiling, corner wash basin and W.C with central flush.

Outside

At the front of the property is stoned courtyard with hedgerows providing privacy to the living accommodation. The property has the benefit that the rear garden can be accessed from both sides of property. There is an extensive driveway providing off street parking for multiple vehicles. At the end of the driveway is a gate leading to a detached storage unit/shed with power and light. Continuing around to the rear provides you with flagged patio areas and an extensive lawn with well-maintained borders.

Directions

Drive through Grange-Over-Sands (towards Flookburgh) heading along Park Road then on to Kents Bank Road. Continue for approx. 1 mile on to Allithwaite Road, turning right on to Holme Lane. Head up the hill past the play park and Green Lane is the second road on the left, Hurstwood is located 2nd on the left hand side before you get to Templand Park.

Services

Mains gas, water & electric all connected (Gas Central Heating)

Council Tax

SLDC - Band D - approx. £2,060 per year

EPC Rating

D

Any Other Information

A holding deposit, no more than 1 week's rent is payable per tenancy. Please ask agent for further details.

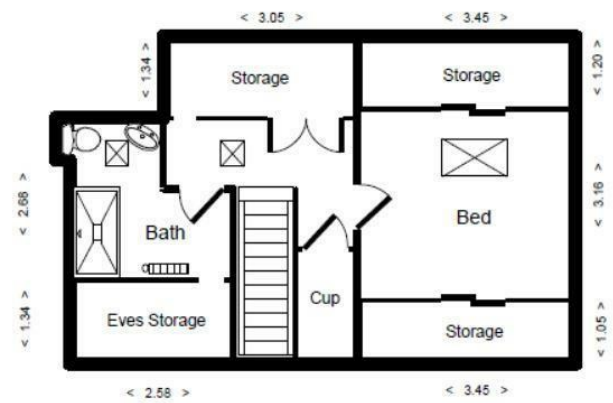
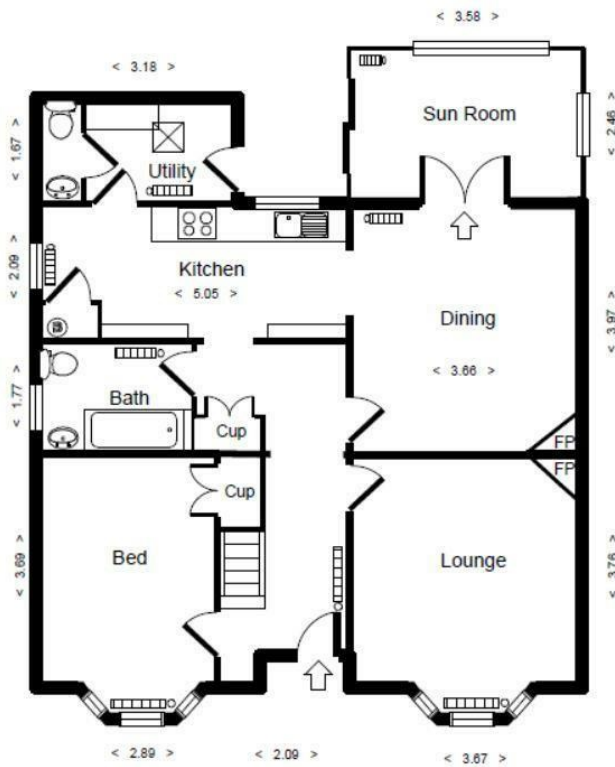
Property is Un-Furnished



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Hurstwood, Green Lane, Allithwaite, LA11 7 QP

Total Area = 98 metres square



First Floor

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

