

# Cumbrian Properties

15 Grange Close, Wigton



**Price Region £315,000**

**EPC-**

Detached property | Stunning views  
1 reception room | 4 bedrooms | 2 bathrooms  
24' dining kitchen | Driveway, garage & EV charging point

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## 2/ 15 GRANGE CLOSE, WIGTON

This beautifully presented, four bedroom, two bathroom, spacious detached home is perfectly situated with stunning rear views across the countryside towards Scotland. The Story built home offers space and luxury with a few added non-standard extras which have been carefully thought out by the current owners. The welcoming entrance hall leads to a good size lounge and a 24' dining kitchen with integrated appliances, French doors to the rear garden and plenty of space for dining and relaxing. There is also a ground floor cloakroom with built-in storage and access into the garage. To the first floor is a spacious landing leading to four bedrooms and family bathroom. The master bedroom is a fantastic 15' x 11' and has a modern en-suite shower room with good size shower cubicle. There are two further double bedrooms, single bedroom/office and four piece family bathroom incorporating a double ended bath with shower attachment. All of the rear windows enjoy fantastic views across the countryside. Externally, to the front of the property there is a lawned garden, block paved driveway providing parking for two vehicles leading up to the garage and an EV charging point. The rear garden is absolutely stunning with a gorgeous open aspect and provides a peaceful space to relax and enjoy the outdoors with plenty of space to extend if required (subject to planning permission). The property is located in a quiet cul-de-sac near Wigton Community Hospital and within close proximity to local shops, schools and railway station providing good access to Carlisle and West Cumbria. Sold with the benefit of no onward chain.

The accommodation with approximate measurements briefly comprises:

**Composite front door into entrance hall.**

**ENTRANCE HALL** Doors to lounge, dining kitchen, cloakroom and garage. Staircase to the first floor, coving to the ceiling, radiator and alarm system control panel.



ENTRANCE HALL

**LOUNGE (15'7 x 11'5)** Coal effect gas fire, double glazed window to the front, radiator and coving to the ceiling.



### 3/ 15 GRANGE CLOSE, WIGTON

**DINING KITCHEN (24'7 x 9'6)** Fitted kitchen incorporating a four ring gas hob with extractor hood above, electric double oven, one and a half bowl stainless steel sink with mixer tap and integrated appliances including dishwasher, fridge freezer and washer dryer. Under counter lighting, tiled splashbacks, wood effect worksurfaces, ceiling spotlights, coving to the ceiling, radiator, tiled flooring, double glazed window to the rear and French doors opening onto the rear garden with fantastic views over the open countryside.



DINING KITCHEN

**CLOAKROOM** Two piece suite comprising WC and wash hand basin. Good size fitted storage cupboard, radiator and part tiled walls.



CLOAKROOM

### **FIRST FLOOR**

**LANDING** Spacious landing with opaque double glazed window, fitted storage housing the water cylinder, loft access with lighting, coving to the ceiling, radiator, doors to bedrooms and bathroom.

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LANDING

**BEDROOM 1 (15'8 max x x11'5 max)** Double glazed window to the front, radiator and door to en-suite shower room.



BEDROOM 1

**EN-SUITE SHOWER ROOM (8' x 5'3)** Three piece suite comprising good size fully tiled shower cubicle, wash hand basin and WC. Part tiled walls, heated towel rail, ceiling spotlights, frosted double glazed window and tile effect flooring.



EN-SUITE SHOWER ROOM

**BEDROOM 2 (12' max x 11' max)** Double glazed window to the front and radiator.

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BEDROOM 2

**BEDROOM 3 (11' max x 9'9 max)** Radiator and double glazed window to the rear with fantastic views over the countryside.

**BEDROOM 4 (9'8 max x 7'5)** Radiator and double glazed window to the rear with superb views over the countryside.



BEDROOM 3



BEDROOM 4

**FAMILY BATHROOM (8'3 x 6')** Four piece suite comprising corner shower cubicle, double ended panelled bath with shower attachment, WC and wash hand basin. Part tiled walls, heated towel rail, ceiling spotlights and frosted double glazed window.



FAMILY BATHROOM

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**OUTSIDE** Lawned front garden with shrubs, for added privacy. Block paved driveway for two cars leading up to the garage with EV charging point attached. To the rear of the property is a generous garden incorporating lawn, shrubs, patio and decked seating areas with stunning views.

**GARAGE** Power and light and combi boiler.



REAR GARDEN



REAR OF THE PROPERTY



VIEW

EPC TO FOLLOW

**TENURE** We are informed the tenure is Freehold.

**COUNCIL TAX** We are informed the property is Tax Band D.

**NOTE** These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cumbrian Properties has the authority to make or give any representation or warranty in relation to the property. All electrical appliances mentioned in these details have not been tested and therefore cannot be guaranteed to be in working order.