

BEDROOM 4

9' 0" x 7' 6" (2.75m x 2.29m)

Double glazed window with stunning views, laminate flooring, picture rail

BATHROOM

Double glazed frosted window, 3 piece suite, low level W.C, pedestal hand wash basin with mixer taps, panelled endosed bath with central mixer taps, shower over, tiled splash

2ND FLOOR

Spindle balustrade, doors to

SPLIT LOFT ROOM

10' 5" x 16' 2" (3.20m x 4.95m)

Part 1, double glazed velux window, beamed ceilings, ample storage

LOFT ROOM 2

13' 1" x 8' 8" (4.01m x 2.66m)

Double glazed velux window, ample storage

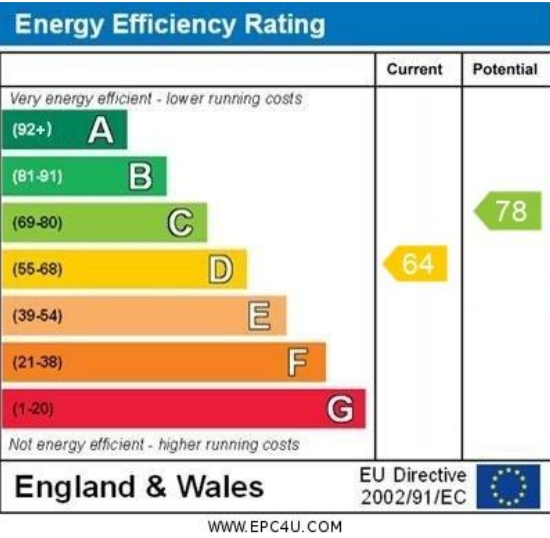
GARDEN

Double gate entrance leading to extensive off road parking for multiple vehicles, mature front garden with lawn area, mature plants/shrubs/trees, plenty of seating area, extra go gate leading to off road parking, substantial detached garage with up over door, power light, vegetable plot with raised flower beds, seating area, storage shed, water tap, gate to paddock, fully fenced/walled paddock

AGENT NOTE

In order to be able to purchase a property in the UK, all agents have a legal requirement to conduct identity checks on all customers involved in the transaction to fulfil their obligations under anti money laundering regulations. Ross Estate Agencies outsource this check to a third party and an additional charge to purchasers will apply. Please contact the office for more details.

Anti-Money Laundering checks cost - £25.00 Plus VAT  
\*\*This is non refundable once the AML check has been carried out\*\*



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only. To ensure their accuracy, they should not be relied upon and measurements.



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Asking Price £625,000

- Stunning Detached Family Home
- Sought After Village Location
- 360 Degrees Of Beautiful Views
- Set In One And A Half Acres Of Land
- Excellent Family Living Accomodation
- 3/4 Reception Rooms, 4/5 Bedrooms
- Modern Fitted Kitchen/Diner
- Mature Gardens Surrounding The Property
- Off Road Parking, Detached Garage
- Council Tax Band F







Property Description

We are delighted to bring to the market this stunning detached family home in the local village of Sandside, Kirby-In-Furness. This special family home is set in one and a half acres of mature gardens, paddock to rear of road, parking for multiple vehicles, large, detached garage. The property offers excellent family living accommodation comprising of entrance hall giving access to lounge with full display window with stunning views, sitting room, study/office, modern fitted kitchen/diner with central island, dining area with views, GF shower room, utility room, reception room or 5th bedroom. To the 1st floor the property has 4 bedrooms with master having ensuite, family bathroom, stairs leading to the 2 loft rooms. The property benefits from CH, DG, but the most important is the 360 degree views towards the countryside, the mature gardens have so much to offer with extensive lawns, vegetable plot. The property must be viewed to be fully appreciated as the views change everyday, the size and location is a must for country lovers.

SERVICES

Gas, water, telephone, electric, drainage

LOCATION

<https://what3words.com/reassured.towers.dinosaur>

PORCH

Double glazed door

ENTRANCE HALL

Radiator, oak effect flooring, spindle balustrade to 1st floor, picture rail, coved ceiling, doors to

LOUNGE

12' 7" x 16' 1" (3.84m x 4.92m)

Radiator, double glazed picture display window with stunning views, oak effect flooring, double glazed window, wall mounted log effect fire, picture rail, coved ceiling, double doors to

KITCHEN/DINER

13' 2" x 26' 10" (4.02m x 8.19m)

Radiator, double glazed large display window with lovely views, double glazed window, fitted grey wall base drawer units with black worktops to compliment, inset double oven, 4 ring hob with extractor over, inset stainless steel sink unit with mixer taps, integrated fridge/freezer, feature central island with wine rack, storage, breakfast bar, tiled splash, oak effect flooring, spotlight ceiling, plumbing for dishwasher

UTILITY ROOM

13' 2" x 10' 3" (4.03m x 3.14m)

Double glazed window, door to rear, fitted base units with stainless steel sink, plumbing for washer, borrowed double glazed window, access to loft, doors to

STORE ROOM/PANTRY

Shelving, boiler

GROUND FLOOR SHOWER ROOM

Double glazed frosted window, 3 piece suit, low level W.C, pedestal hand wash basin with mixer taps, corner shower cubicle with double headed shower, part panelled walls

RECEPTION ROOM 2

11' 8" x 13' 7" (3.56m x 4.16m)

Double glazed patio doors to garden, oak effect fire, feature wood burner style fire, radiator, double doors to lounge, open arch way

RECEPTION ROOM 3

9' 10" x 7' 6" (3.00m x 2.30m)

Double glazed window, radiator, oak effect flooring, folding oak effect doors to kitchen/diner, door to hall

RECEPTION ROOM 4

9' 1" x 8' 8" (2.78m x 2.65m)

Double glazed window, radiator, fitted wardrobes with vanity unit

REAR PORCH

Double glazed frosted door, double glazed window, beamed ceiling

LANDING

Spindle balustrade, picture rail, stairs to 2nd floor, doors to

BEDROOM 1

13' 9" x 10' 6" (4.20m x 3.21m)

Radiator, double glazed window with pleasant views, built in wardrobes, doors to ensuite

ENSUITE

Double glazed window with pleasant views, 3 piece suite, low level W.C, pedestal hand wash basin with mixer taps, double side walk in shower cubide with double headed shower, part panelled walls, spotlight ceiling

BEDROOM 2

45' 11" x 9' 4" (14.00m x 2.86m)

Radiator, double glazed window with stunning views, laminate flooring, double glazed window to side, built in wardrobes, picture rail

BEDROOM 3

11' 10" x 11' 1" (3.63m x 3.39m)

Radiator, double glazed window with stunning views, laminate flooring, double glazed window to side, built in wardrobes, picture rail

