

£345,000

Incline Foot Bungalow, Incline Foot, Kirkby-in-Furness, LA17 7UW

Set within a popular village location, this recently renovated three bedroom bungalow offers the perfect balance of modern family living and traditional charm. Thoughtfully updated throughout, the home provides bright, comfortable interiors designed to suit the needs of a growing family.

Occupying a generous plot, the property benefits from a large, enclosed garden with uninterrupted countryside views, offering an ideal and safe outdoor space for children to play, family gatherings, and outdoor entertaining. Ample off-road parking adds everyday convenience for busy family life.

#### Quick Overview

Impressive Three Bed Bungalow

Recently Renovated

Popular Village Location

Stunning Kitchen With Range Cooker

Lounge with Wood Burning Stove

Developed Loft Area

Off Road Parking

Large Enclosed Garden

Stunning Views of Countryside

Ultrafast Broadband Available



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Ultra fast  
broadband



Off road  
parking

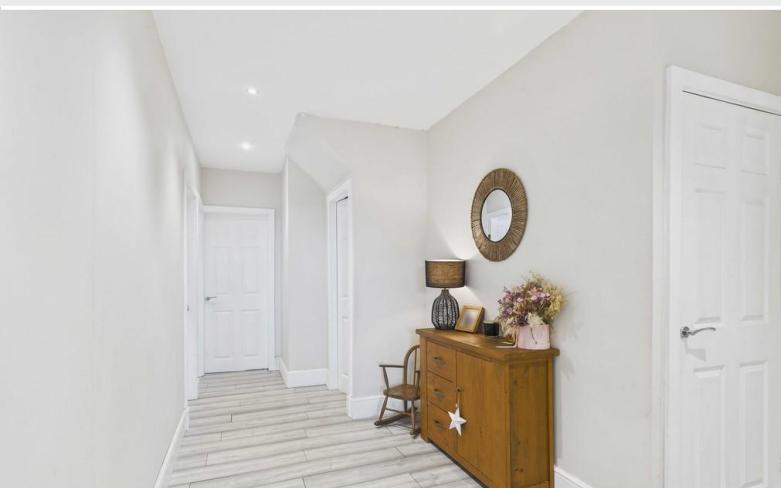
Property Reference: ULV1033



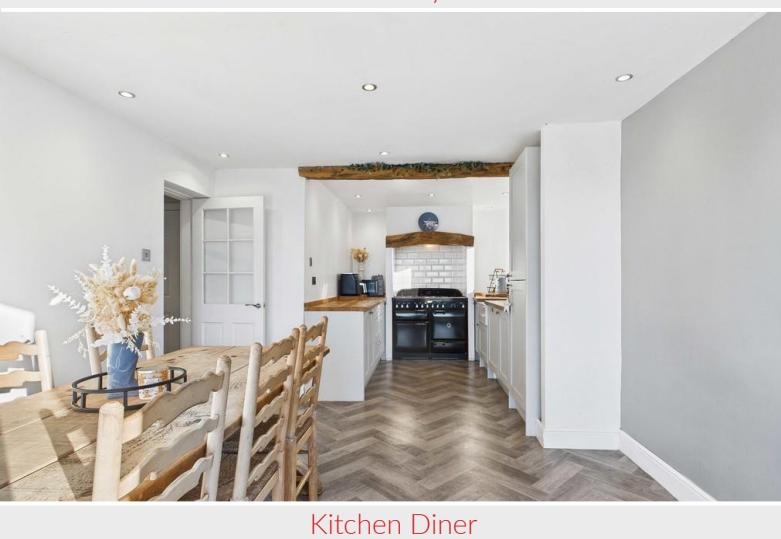
Lounge



Lounge



Hallway



Kitchen Diner

Set within a popular village location, this recently renovated three-bedroom bungalow offers the perfect balance of modern family living and traditional charm. Thoughtfully updated throughout, the home provides bright, comfortable interiors designed to suit the needs of a growing family.

Occupying a generous plot, the property benefits from a large, enclosed garden with uninterrupted countryside views, offering an ideal and safe outdoor space for children to play, family gatherings, and outdoor entertaining. Ample off-road parking adds everyday convenience for busy family life.

The property is entered via a spacious utility room, ideal for coats, shoes, and laundry, leading into a central hallway that provides access to all ground-floor rooms and a staircase rising to the developed loft level.

The family lounge is a bright and inviting space, with windows to the front and side overlooking the gardens. A wood-burning stove set within an exposed brick chimney breast creates a cosy focal point, perfect for family evenings, while exposed ceiling beams add character and warmth.

At the heart of the home lies the open-plan kitchen and dining area, designed with family living in mind. The kitchen is fitted with pale grey base units, butcher-block work surfaces, and a range cooker set within a chimney breast with a wood mantel. The adjoining dining area is flooded with natural light and features tri-folding doors opening directly onto the garden-ideal for indoor-outdoor living, family meals, and entertaining.

The ground floor offers two well-proportioned bedrooms, alongside a versatile study currently used as a bedroom. This flexible room is perfect as a nursery, home office, playroom, or guest bedroom. The family bathroom is finished to a high standard and features a modern four-piece suite comprising a bath, corner shower, WC, and wash basin-ideal for busy mornings and bedtime routines alike.

The developed loft level provides a fantastic private retreat, currently arranged as a master bedroom, along with loft room and separate storage area. Velux windows ensure the space remains light and airy.

This is a wonderful opportunity to secure a spacious and adaptable family home in a peaceful village setting, offering flexible accommodation, generous outdoor space, and beautiful countryside surroundings. Early viewing is highly recommended to appreciate the lifestyle this exceptional home has to offer.



Dining Area



Kitchen



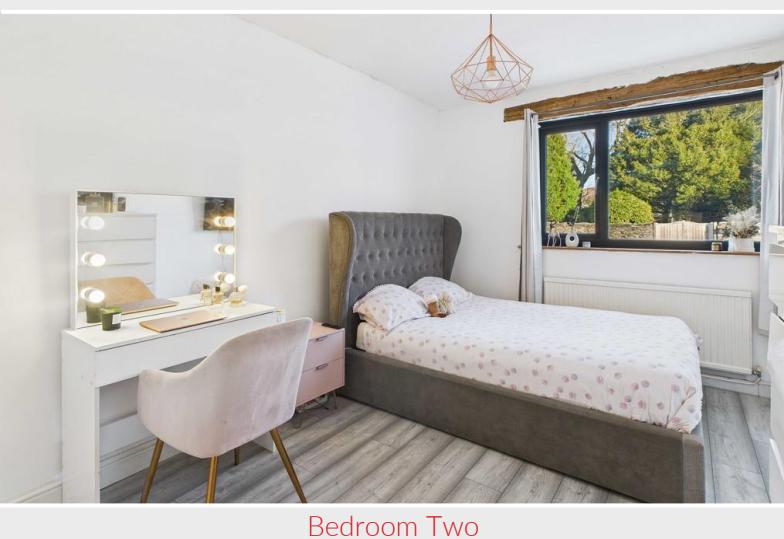
Study



Bathroom



Bathroom



Bedroom Two

**Location** Kirkby in Furness is located in the county of Cumbria, It is situated in the northern part of the Lake District three miles south-east of the town of Broughton in Furness and is a village surrounded by beautiful countryside, with rolling hills and stunning views of the nearby mountains. Kirkby in Furness and the surrounding villages are a popular destination for tourists who come to explore the natural beauty of the area, as well as those who enjoy outdoor activities such as hiking, cycling, and fishing .Although the property offers a rural setting it is close to the nearby village of Askam in Furness offering shops, rail links, schools and fabulous beaches and Ulverston, a charming market town known for its rich history, cobbled streets and array of shops and cafes, schools and Rail links.

What3words - <https://tape.middle.submitted>

#### Accommodation (with approximate measurements)

##### Ground Floor

**Entrance and Utility Room** 18' 4" x 12' 3" (5.59m x 3.73m)

**Hallway** 18' 2" x 6' 6" (5.54m x 1.98m)

**Kitchen Diner** 20' 6" x 11' 3" (6.25m x 3.43m)

**Lounge** 11' 7" x 19' 3" (3.53m x 5.87m)

**Study** 5' 4" x 9' 6" (1.63m x 2.9m)

**Bathroom** 9' 6" x 5' 4" (2.9m x 1.63m)

**Bedroom Three** 11' 8" x 9' 9" (3.56m x 2.97m)

**Bedroom Two** 13' 11" x 9' 5" (4.24m x 2.87m)

##### Converted Loft area

**Bedroom One (Master Bedroom)** 14' 2" x 18' 8" (4.32m x 5.69m)

**Loft Room** 14' 2" x 9' 5" (4.32m x 2.87m)

**Storage Area** 11' 1" x 9' 7" (3.38m x 2.92m)



Bedroom Three



Master Bedroom (Bedroom One)



Master Bedroom (bedroom One)



Loft Room



Rear Garden

**Services** Mains gas, water and electricity.

**Council Tax** Council Tax Band D

**Tenure** Freehold (Vacant possession upon completion).

**Viewings** Strictly by appointment with Hackney & Leigh.

**Energy Performance Certificate EPC** The full Energy Performance Certificate is available on our website and also at any of our offices.

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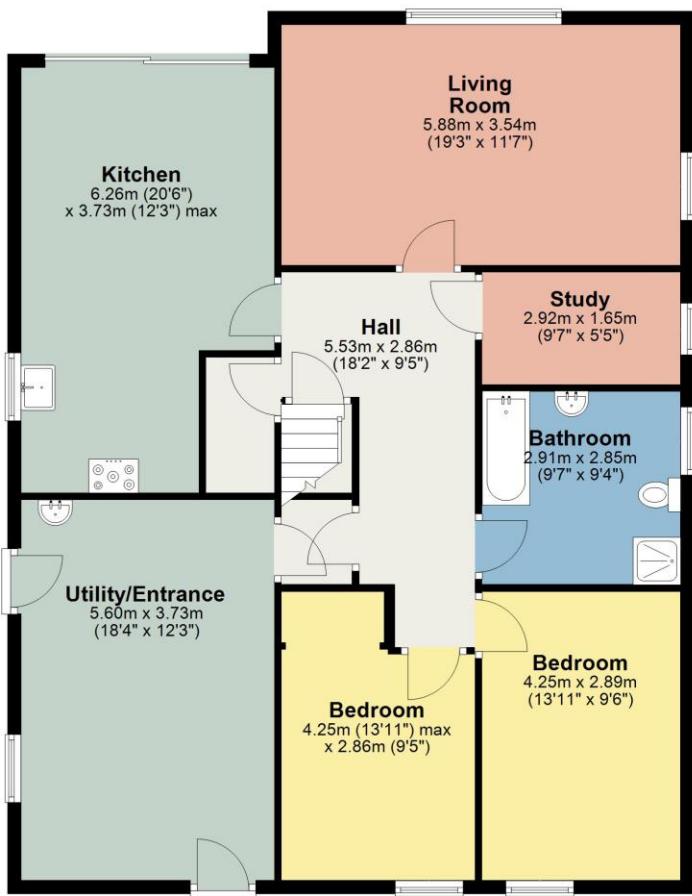


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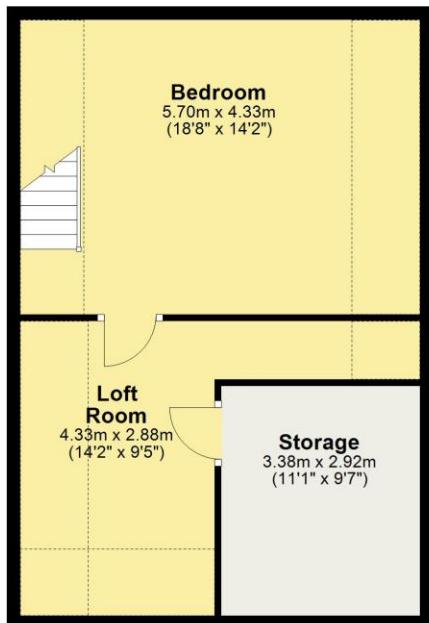
## Ground Floor

Approx. 118.7 sq. metres (1277.8 sq. feet)



## First Floor

Approx. 50.7 sq. metres (546.0 sq. feet)



Total area: approx. 169.4 sq. metres (1823.8 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

**Incline Bungalow, Kirkby**

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