



## Plot 6 School Road Kirkby-In-Furness, LA17 7UH

LANCET HOMES in partnership with HOLBECK HOMES present THE RIPON. A STYLISH three bedroom home designed for COMFORT and PRACTICALITY. The OPEN PLAN KITCHEN DINING area creates a sociable space for family meals and is complete with FRENCH DOORS leading to the rear garden. The SPACIOUS living room benefits from a DUAL ASPECT making it BRIGHT and airy with lots of natural. There is a downstairs WC for CONVENIENCE. The first floor features a GENEROUS principal bedroom with ENSUITE. Two further bedrooms share the MODERN family bathroom. The RIPON has been thoughtfully designed with MODERN amenities making it an ideal choice for FAMILIES and PROFESSIONALS alike.

**\*\*The agricultural field adjoining this development site is now being promoted for residential planning permission, with an indicative scheme of approximately sixty homes\*\***

\*Terms and Conditions apply. Please speak with our Sales Adviser to find out more.

• To qualify for this offer you must reserve plot 6 on or before Friday 12th September 2025

**Fixed Asking Price £325,000**

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- LIGHT & AIRY spacious lounge and open plan kitchen diner with patio doors.
- For a limited time only, we are offering you 5% towards your deposit\* You could be starting 2026 in a brand new Lancet Home
- EASY ACCESS to BARROW-IN-FURNESS by road or rail.
- 10 YEAR Premier Guarantee Warranty for assured PEACE OF MIND.
- Generous bedroom 1 with ensuite.
- ASSISTED MOVE available. Call to find out more.
- Save an average of £2,200\* on your annual household bills with our energy-efficient new build homes.
- Large SOUTH facing garden.
- PERSONALISE YOUR HOME with a choice of optional extras PLUS upgrade options available.
- LANCET HOMES is one of the leading family-run and privately-owned house builders in the North West.



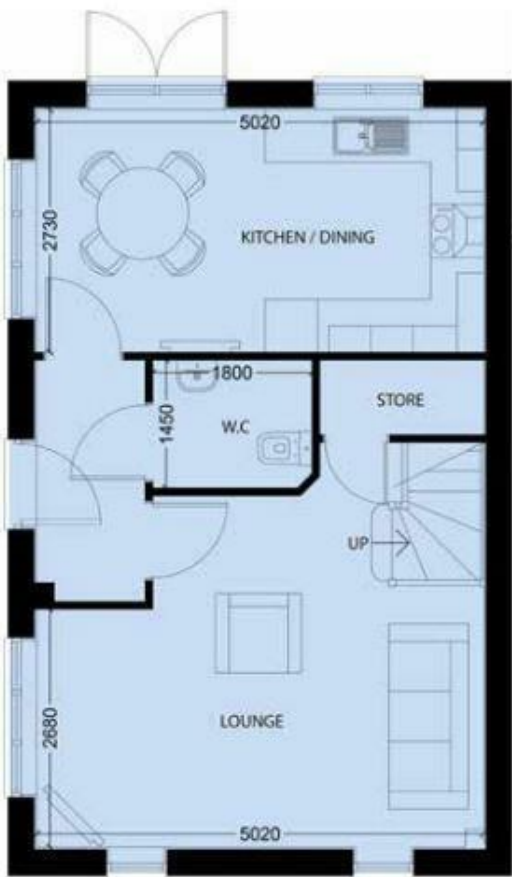
Directions





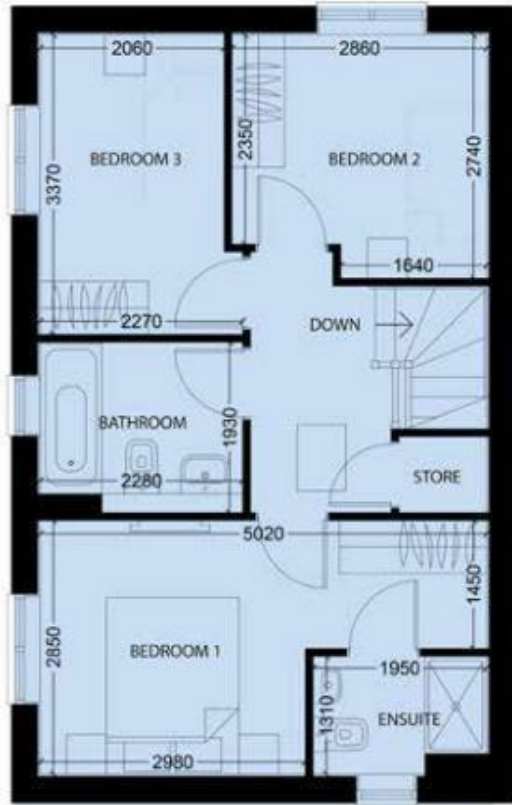


Floor Plan



Ground Floor

Kitchen/Dining	5020mm x 2730mm
Lounge	5020mm x 2680mm
WC	1800mm x 1450mm



First Floor

Bedroom 1	5020mm x 2850mm
En-suite	1950mm x 1310mm
Bedroom 2	2860mm x 2740mm
Bedroom 3	3370mm x 2270mm
Bathroom	2280mm x 1930mm

Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

