



Plot 4 School Road

Kirkby-In-Furness, LA17 7UH

LANCET HOMES in partnership with HOLBECK HOMES present THE WORCESTER. A home designed with AMPLE LIVING SPACE and modern amenities. The SPACIOUS lounge features a BAY WINDOW letting in lots of natural light. The OPEN PLAN KITCHEN and DINING room has FRENCH DOORS that lead to the rear garden. There is also a WC on the ground floor for CONVENIENCE. To the first floor, the principal bedroom boasts an en-suite bathroom, while the other two bedrooms share a separate family bathroom. The WORCESTER is designed to provide ample LIVING SPACE and MODERN amenities, making it an ideal choice for FAMILIES or individuals looking for a COMFORTABLE and convenient home.

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

Fixed Asking Price £325,000

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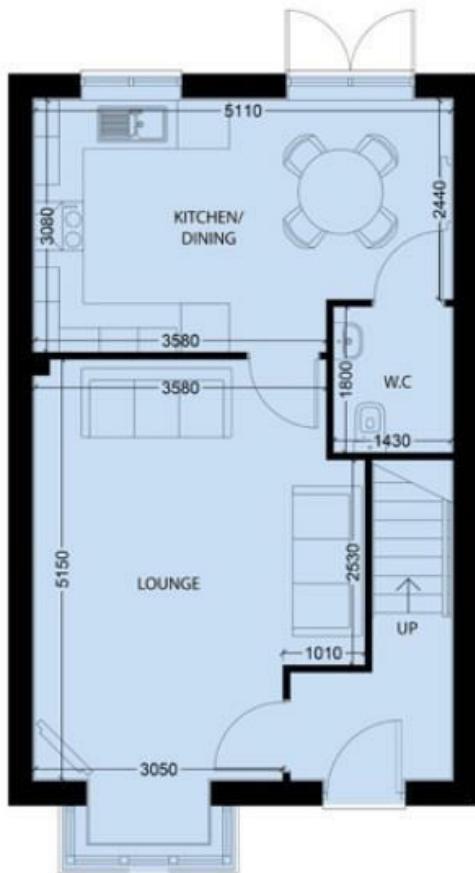
- For a limited time only, we are offering you 5% towards your deposit* You could be starting 2026 in a brand new Lancet Home
- ASSISTED MOVE available. Call to find out more.
- Save an average of £2,200* on your annual household bills with our energy-efficient new build homes.
- SHOW HOME open and viewings available
- 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.
- Generous principal bedroom with ensuite.
- EASY ACCESS to BARROW-IN-FURNESS by road or rail.
- Our Customer Charter is our promise and commitment to delivering EXCELLENCE throughout your home buying journey.



[Directions](#)

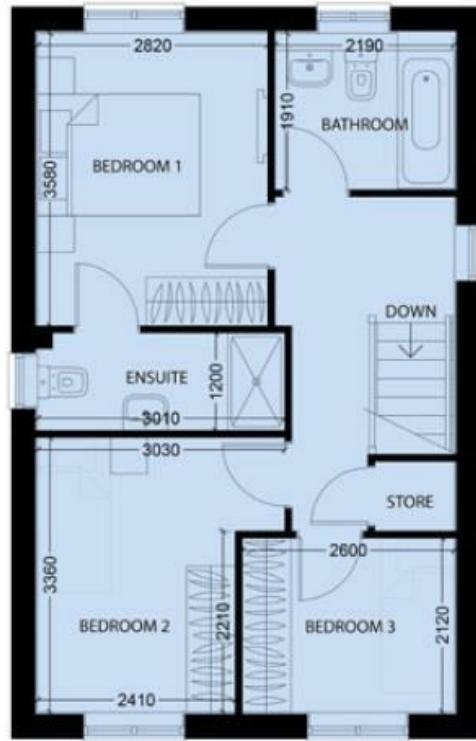


Floor Plan



Ground Floor

Kitchen/Dining	5110mm x 3080mm
Lounge	5150mm x 3580mm
WC	1800mm x 1430mm



First Floor

Bedroom 1	3580mm x 2820mm
En-suite	3010mm x 1200mm
Bedroom 2	3360mm x 3030mm
Bedroom 3	2600mm x 2120mm
Bathroom	2190mm x 1910mm

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	A	Very environmentally friendly - lower CO ₂ emissions	A
192 kWh/m ²	A	192 kgCO ₂ /m ²	A
181 kWh/m ²	B	181 kgCO ₂ /m ²	B
170 kWh/m ²	C	170 kgCO ₂ /m ²	C
159 kWh/m ²	D	159 kgCO ₂ /m ²	D
148 kWh/m ²	E	148 kgCO ₂ /m ²	E
137 kWh/m ²	F	137 kgCO ₂ /m ²	F
126 kWh/m ²	G	126 kgCO ₂ /m ²	G

Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC England & Wales EU Directive 2002/91/EC