



3 Laburnum Cottage School Road

Kirkby-In-Furness, LA17 7TL

Offers In The Region Of £285,000



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Nestled in a quaint village setting, this lovely 3 bedroom, double-fronted cottage offers the perfect blend of rural tranquility and modern convenience. Step outside into your own private rear garden offering ample space for relaxation and outdoor activities. Plus, with a garage and off-road parking, convenience is at your fingertips. Drink in the beauty of your surroundings with lovely countryside views stretching as far as the eye can see. Enjoy easy access to local amenities, including two pubs, the village school and railway station and sports field, making daily commutes and school runs a breeze. Whether you're seeking a peaceful retreat or a charming family home, this property has it all. Contact us today to arrange a viewing and start envisioning your future in this idyllic countryside haven!

As you enter, to your right awaits the inviting dining room, adorned with a feature fireplace that adds a touch of warmth and character. Picture windows offer captivating views of the rolling fields. To the left of the hall, the lounge beckons with its cozy ambiance and panoramic country views. Continuing onward, discover the heart of the home – the traditional fitted kitchen. Here, ample space for a dining suite invites gatherings and lively conversations, while access to the ground floor bathroom adds convenience to daily routines.

Ascending to the first floor, you'll find three bedrooms, each offering its own slice of countryside serenity. The master bedroom boasts the luxury of an en suite, providing a private retreat for relaxation.

Outside, the garden beckons welcomes you, leading the way to a sizeable garage – perfect for storing vehicles and outdoor equipment. There is also a useful utility room and garden store for your additional storage needs! Beyond lies a lawn bordered by private hedges, offering a secluded haven for outdoor gatherings, playtime with loved ones, or simply basking in the natural splendor. And let's not forget the fields to the rear, offering a picturesque backdrop of undulating greenery. Whether enjoyed from the comfort of your home or explored up close, these fields add an extra layer of tranquility to this countryside oasis.

Lounge

12'9" x 10'8" (3.895 x 3.259)

Dining Room

9'7" x 12'11" (2.931 x 3.946)

Kitchen Diner

20'0" x 7'11" (6.119 x 2.438)

Ground Floor Bathroom

8'3" x 7'3" (2.528 x 2.225)

Bedroom One

10'10" x 13'4" (3.311 x 4.087)

En Suite

9'8" x 5'7" (2.956 x 1.711)

Bedroom Two

13'7" x 10'2" (4.144 x 3.103)

Bedroom Three

8'0" x 8'9" (2.450 x 2.692)

Garage

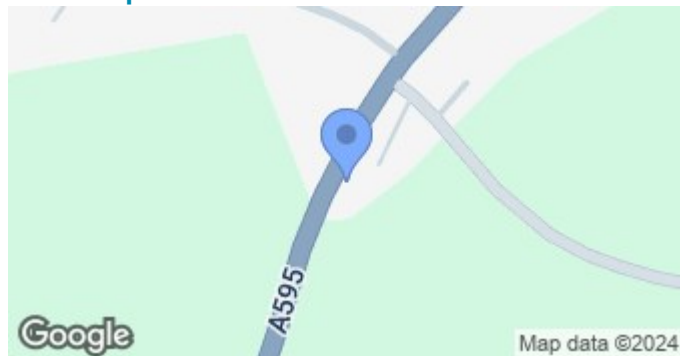
16'3" x 10'5" (4.968 x 3.190)



- Garden to the Rear
 - En Suite to the Master
 - Close to Many Amenities
 - Characterful Features
- Garage and Off Road Parking
 - Countryside Views
 - Popular Village Location
 - Council Tax Band - C



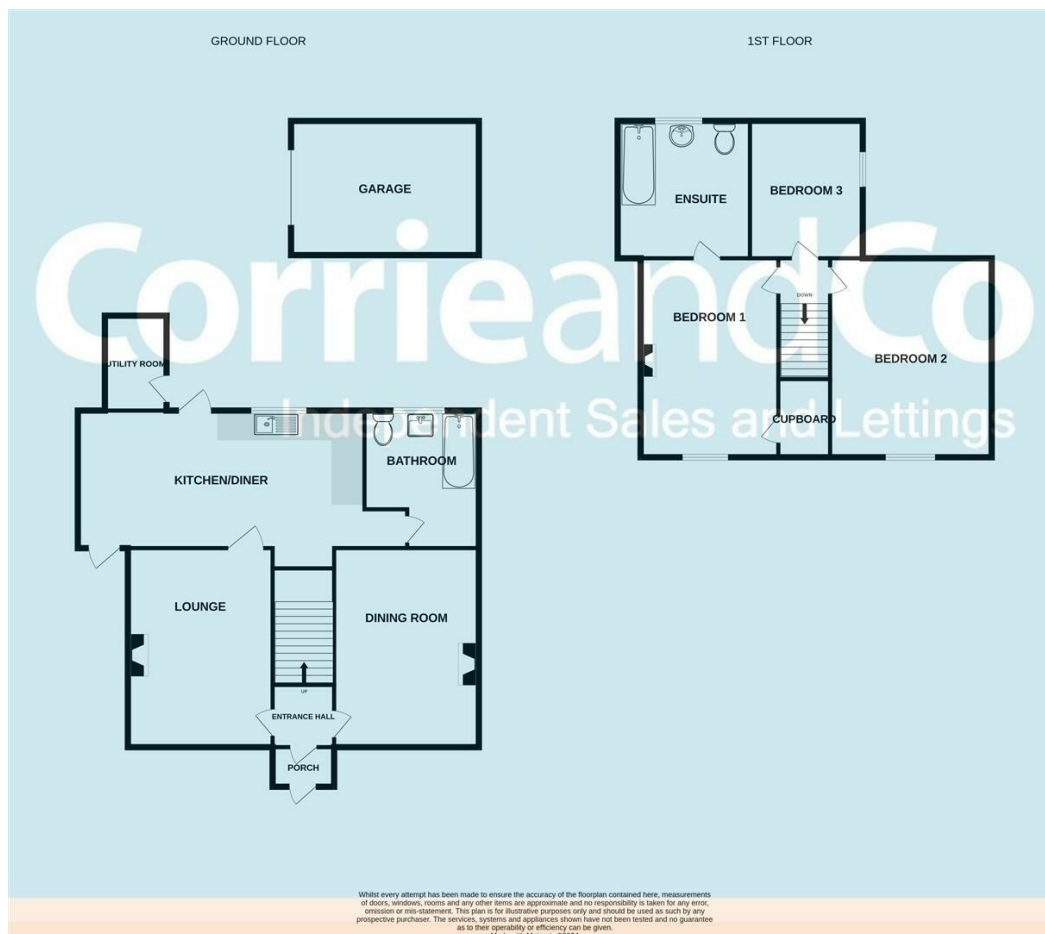
Road Map



Terrain Map



Floor Plan



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, over many years, to ensure your property is exposed to all social media platforms, Rightmove, Zoopla and our own Corrie and Co website.

We also offer:

- Professional Photography
- Full promotion, throughout all our branches
- Experienced, qualified, friendly staff
- Full viewing service with feedback

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services.

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision.

