



The Cartmel - Plot 46 School Road

Kirkby-In-Furness, LA17 7UH

The Cartmel is a striking four-bedroom detached property with plenty of space for the whole family. On the ground floor you will find an inviting open plan dining/family/kitchen area with patio doors leading to the garden, a separate utility room and a generous lounge with a bay window. Upstairs, you have four bedrooms including an ensuite to bedroom 1 and a modern family bathroom. The Cartmel offers a haven of comfort and style designed to elevate your living experience.

Asking Price £450,000

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- Countryside Views
- Detached House
- Off Road Parking
- New Build
- Lounge, Kitchen/Diner/Family room
- Garage
- Excellent Plot
- Four Bedrooms

Lounge

20'2" x 10'7" (6.170 x 3.240)

Kitchen/ Dining / Family Room

20'6" x 19'0" (6.250 x 5.810)

Utility

7'1" x 6'4" (2.170 x 1.940)

GF WC

6'4" x 4'8" (1.940 x 1.430)

Bedroom One

12'1" x 11'3" (3.690 x 3.440)

En Suite

8'8" x 4'6" (2.650 x 1.380)

Bedroom Two

11'7" x 10'9" (3.550 x 3.280)

Bedroom Three

10'11" x 9'11" (3.330 x 3.040)

Bedroom Four

10'8" x 9'11" (3.270 x 3.040)

Bathroom

7'3" x 6'9" (2.210 x 2.060)

Garage

17'8" x 17'1" (5.410 x 5.220)



[Directions](#)



Image from the Show Home



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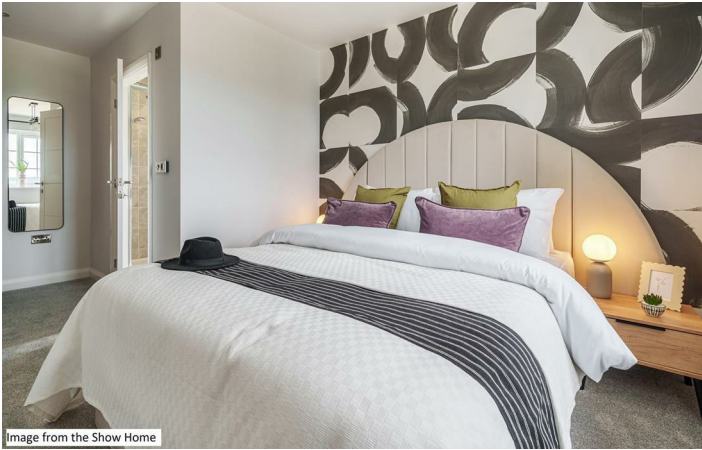


Image from the Show Home



Floor Plan



TYPE N118 FOR APPROVAL

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 | |
|---|-------------------------|---|-------------------------|
| 100 kWh/m ² A | Current | Standard | Current |
| 92-100 kWh/m ² A | | 92-100 kWh/m ² A | |
| 81-91 kWh/m ² B | | 81-91 kWh/m ² B | |
| 69-80 kWh/m ² C | | 69-80 kWh/m ² C | |
| 55-68 kWh/m ² D | | 55-68 kWh/m ² D | |
| 41-54 kWh/m ² E | | 41-54 kWh/m ² E | |
| 29-40 kWh/m ² F | | 29-40 kWh/m ² F | |
| 13-28 kWh/m ² G | | 13-28 kWh/m ² G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |