



## The Vicarage School Road

Kirkby-In-Furness, LA17 7UQ

Offers In The Region Of £400,000



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*Nestled in a popular village with captivating open views of the Duddon Estuary and Black Combe, this deceptively spacious detached house offers an ideal blend of comfort and convenience. The property boasts three inviting reception rooms, a ground floor shower room, four well-proportioned bedrooms, and a family bathroom. Mature gardens surround the home, providing a serene outdoor space, while a driveway and garage offer ample parking. With the added benefit of being close to the railway and offered with no onward chain, this charming home is perfect for those seeking a picturesque and accessible countryside retreat.*

Turning off School Road, you approach through double gates flanked by dense shrubbery. Enter into a private courtyard with easy access to your single car garage and ample courtyard parking for additional vehicles.

A ramp leads to the entrance vestibule, which features a glass front door. Upon entering, the hallway presents a study with a large corner window providing abundant natural light and ground floor toilet for convenience. The kitchen boasts a large window with a stainless steel sink, offering panoramic views of the Lake District. The kitchen includes built-in storage alongside the cabinets and a gas cooker. Adjacent to the kitchen is a utility room with additional worktop space and an extra stainless steel sink. The utility room also provides access to a ground floor shower and a door leading to the west-facing patio and garden.

The dining room is accessible from the main hallway. The full-length lounge features large windows at both ends, filling the space with natural light. A large slate open fireplace serves as the focal point of the lounge.

Upstairs, there are four bedrooms: three bedrooms feature built-in storage. The primary bedroom includes a vanity unit. The bathroom is spacious and includes a three-piece suite with an electric shower over the bath. The upstairs hallway has additional storage over the stairs, ideal for use as an airing cupboard.

The west-facing rear garden features a large patio area directly off the house. The extensive and secluded garden is beautifully landscaped with a variety of flora and shrubbery. The garden has multiple pockets providing relaxing spots to enjoy the tranquil surroundings.

### Entrance Vestibule

extends to 10'5" (extends to 3.20)

### Reception One

18'8" x 11'9" (5.7 x 3.60)

### Reception Two

11'9" x 10'9" (3.60 x 3.30)

### Reception Three

14'1" x 9'6" (11'5") (4.30 x 2.90 (3.5))

### Kitchen

10'2" x 11'9" (3.10 x 3.60)

### Utility Area with Shower Room

8'2" x 5'10" (2.5 x 1.80)

### Inner Hall

14'5" (4.40)

### Bedroom One

11'5" x 10'9" (3.50 x 3.30)

### Bedroom Two

11'9" (7'10") x 11'9" (3.60 (2.40) x 3.60)

### Bedroom Three

8'6" x 11'9" (2.60 x 3.60)

### Bedroom Four

8'2" x 8'2" (2.50 x 2.50)

### Family Bathroom

8'2" x 8'6" (2.50 x 2.60)

### Garage

18'8" x 9'2" (5.70 x 2.80)



- Mature, Extensive Gardens
- Gated Access with Ample off Road Parking
- Superb Investment Opportunity
- Utility with Shower Room
- Perfect for a Family

- Panoramic Views
- Detached Garage
- Spacious Living Accommodation
  - No Chain
- Council Tax Band - E



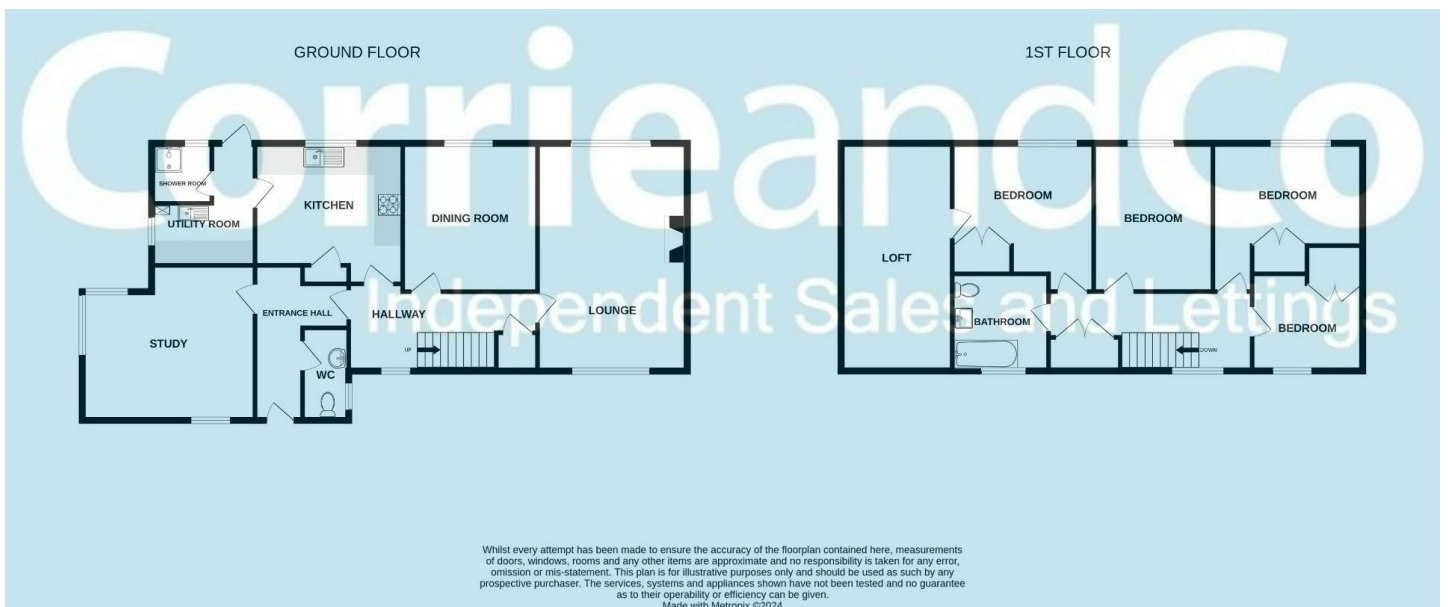
## Road Map



## 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.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) A			
(61-80) B			
(41-60) C			
(21-40) D			
(1-20) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	