

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



2 Lund Hall

Ulverston, LA12 9DS

Offers In The Region Of £475,000



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Recently improved and full of charm, this exceptional property offers modern living with character. The home boasts a private garden with a newly fitted conservatory, perfect for indoor-outdoor living. Located just a short drive or walk from local amenities, it offers convenience alongside tranquility. Features include gas central heating, UPVC double glazing throughout, off-road parking and two useful cellar rooms. Ideal for those seeking a blend of countryside serenity with easy access to town, this is a must-see property!

Upon entering the property, you are welcomed into the entrance porch and further into the hallway, which features high ceilings and tasteful décor. The hall provides access to the stairs, lounge, and recently fitted kitchen diner, and also the recently fitted WC. The lounge is cosy yet spacious, with a high ceiling, tall windows, intricate ceiling rose and cornice details, and a charming open coal fireplace.

The recently updated kitchen diner boasts sleek, pale taupe base and wall units, complemented by marble-effect worktops. A central breakfast bar unit houses a four-ring induction hob, while a built-in electric oven enhances the modern feel. The kitchen also includes space for an American fridge freezer and plumbing for a washing machine. The kitchen leads into a recently fitted conservatory, filled with natural light and offering access to the garden via French doors.

On the first floor, there are three bedrooms. The master bedroom enjoys the luxury of an en suite four-piece bathroom, featuring a freestanding clawfoot bath with central mixer tap, a wash basin, a separate shower, and a WC with a dividing wall for added privacy. Two additional two-piece suites, one with a sink and toilet and the other with a shower and sink, provide extra convenience.

You will also find two useful cellar rooms to the lower ground floor, perfect for storage or further room subject to relevant works to be carried out.

Externally, the private garden is designed for low maintenance, featuring a natural style pond, mature shrubbery, and a patio perfect for outdoor dining. There is also a useful outbuilding for extra storage. The property benefits from a driveway for one car, as well as an additional shed for further storage.

Entrance Hall

23'3" x 3'4" (7.095 x 1.040)

Living Room

17'9" x 14'11" (5.431 x 4.556)

Kitchen-Diner

22'7" x 16'9" (6.903 x 5.114)

Conservatory

11'3" x 10'3" (3.435 x 3.145)

Ground Floor WC

4'11" x 3'7" (1.510 x 1.094)

Landing

22'9" x 9'3" (6.946 x 2.833)

Bedroom One

15'0" x 12'6" (4.583 x 3.827)

En Suite

12'6" x 10'7" (3.819 x 3.232)

Bedroom Two

12'7" x 11'7" (3.854 x 3.543)

Bedroom Three/Hobby Room

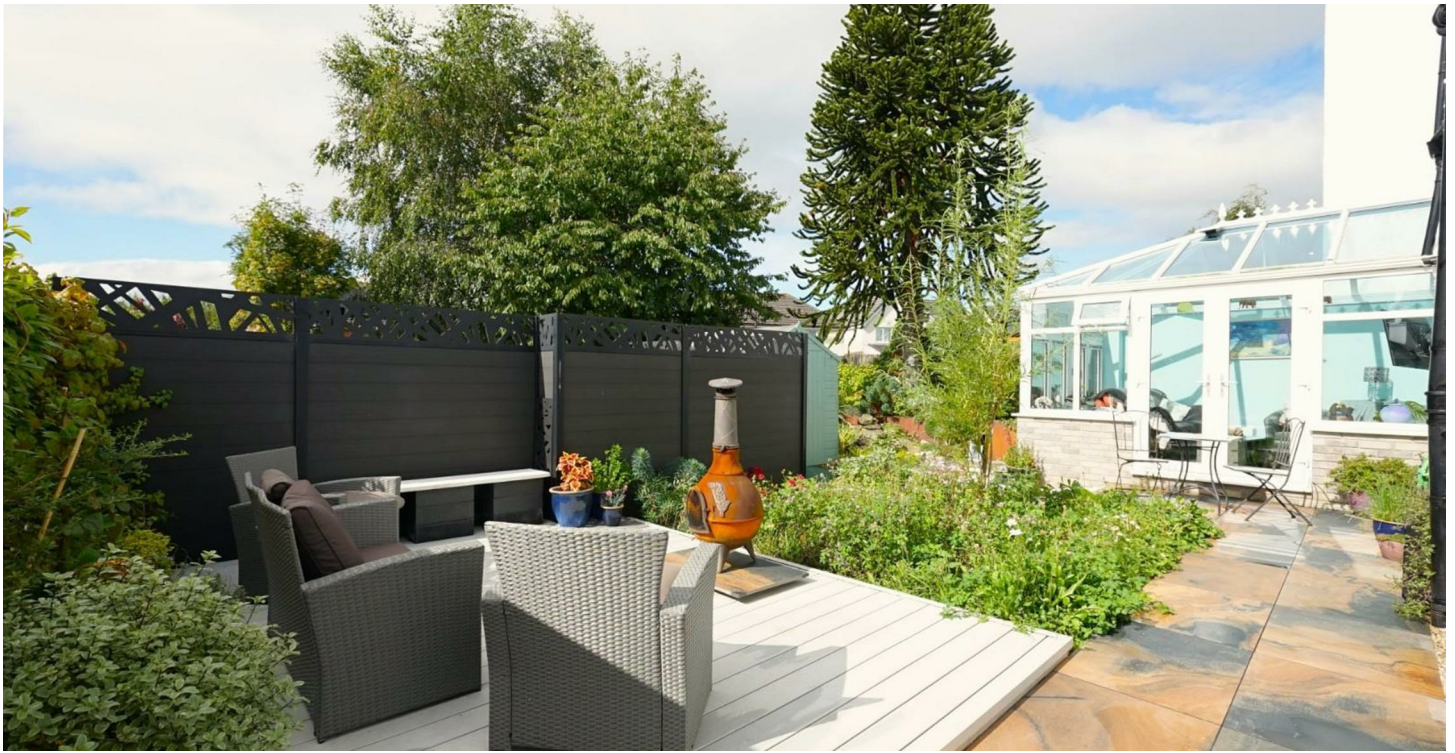
11'0" x 9'5" (3.365 x 2.892)

First Floor WC

5'9" x 2'11" (1.760 x 0.898)

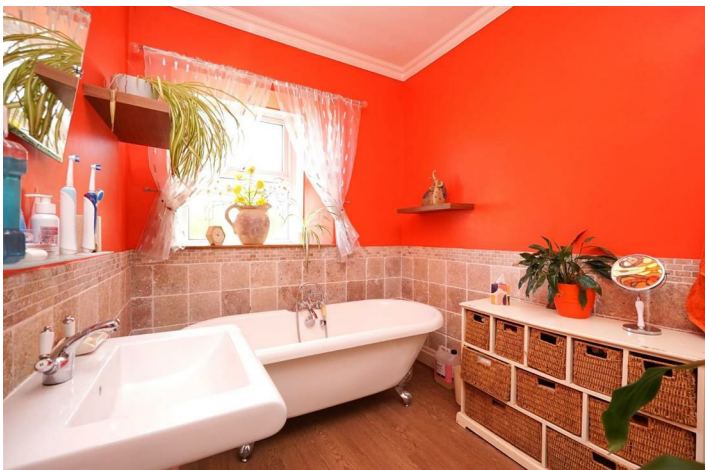
Shower Room

6'7" x 3'1" (2.016 x 0.941)

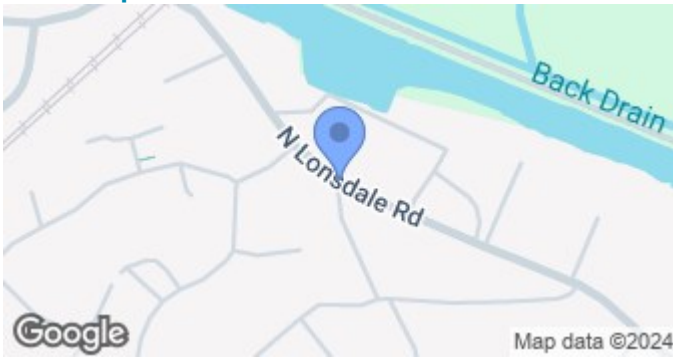


- Semi Detached Family Home
 - Many Original Features
 - En Suite & Separate WC
 - Recently Improved
 - Recently Fitted Conservatory

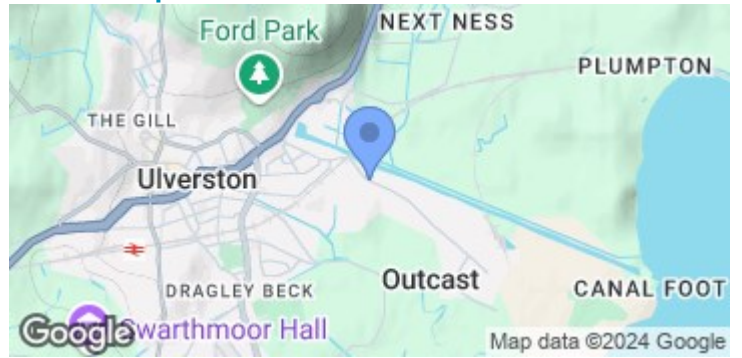
- Deceptive in Size
 - 3 Good Sized Bedrooms
 - Private Garden & Off Road Parking
 - Useful Cellar Rooms
 - Council Tax Band - C



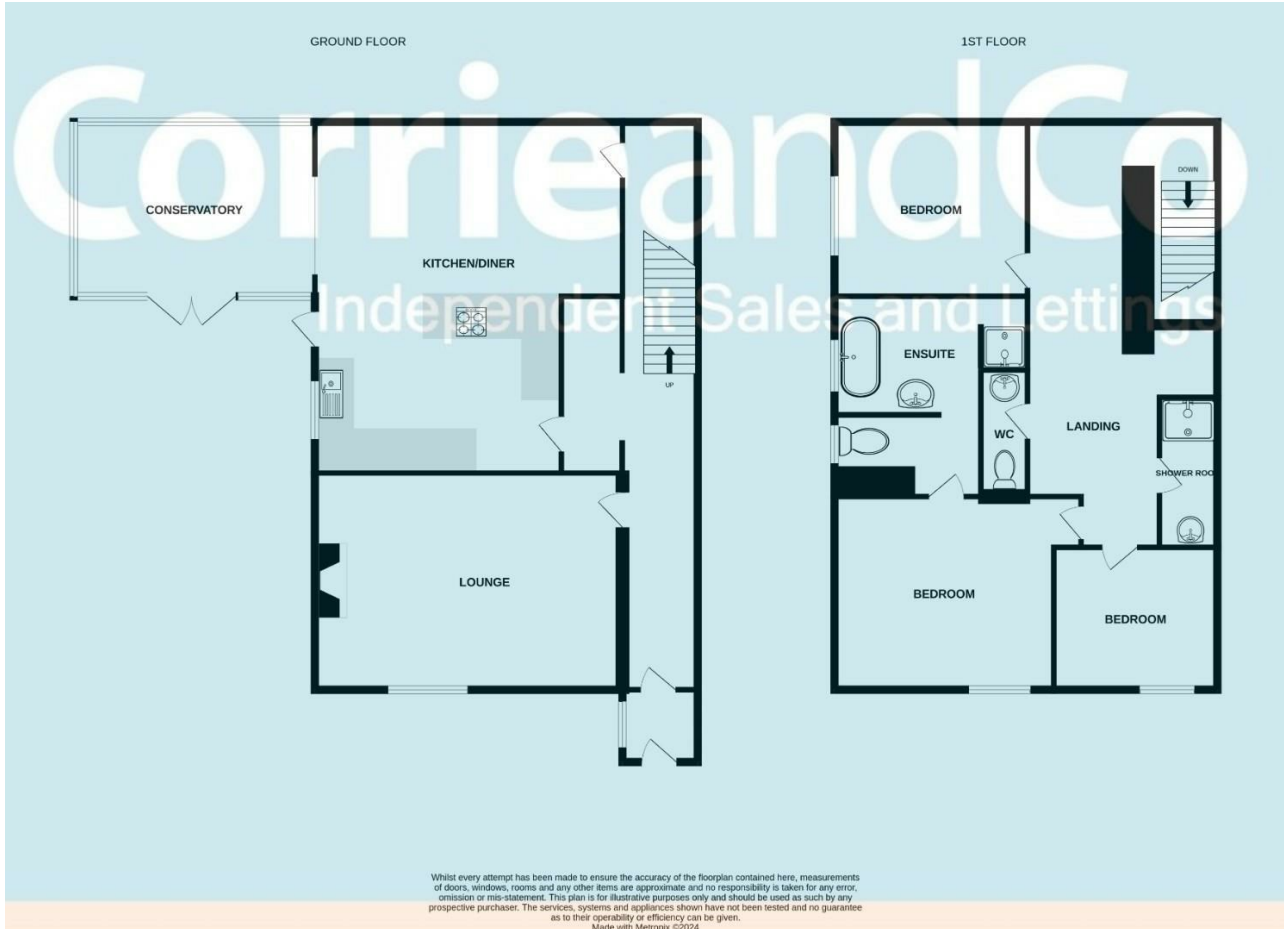
Road Map



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.

