



## 4 Lund Hall

Ulverston, LA12 9DS

Offers In The Region Of £350,000



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# 4 Lund Hall

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*This traditional home in Ulverston offers a charming blend of original features and modern living. With two reception rooms showcasing period details, a well-appointed kitchen, a convenient utility and pantry room, the ground floor is both practical and full of character. The first floor hosts three spacious bedrooms and a family bathroom, while two additional attic rooms provide versatile space. Externally, the property benefits from off-road parking and a garden, making it a perfect home for families or those seeking a blend of tradition and functionality*

Access to the property is through a UPVC double-glazed door, leading into the front vestibule. From here, a welcoming entrance hall provides access to the main living areas and the stairs. A handy understairs cupboard houses the Worcester gas boiler, keeping it neatly out of sight.

**Reception One:** This room features a central timber and cast-iron fire surround, adding a classic touch. The fireplace sits above a tiled hearth, with a recess perfect for an open fire. The space is enhanced by double-glazed windows, lower wall panelling, dado and picture rails, all complementing the good ceiling height and sense of space.

**Reception Two:** This cozy reception room houses a built-in black cast iron range, complete with an integrated fire, oven warmer, and a handy shelf ledge for a kettle. Traditional touches like coving and picture rails add to the room's character.

The kitchen is fitted with cream base and wall units, providing plenty of storage. Slate-effect work surfaces and pelmet lighting add modern touches to the space. It's equipped with a gas hob, single oven, and a Russell Hobbs built-in microwave, offering a functional and stylish cooking space.

From the kitchen, a rear vestibule leads to both a pantry and a utility room, with a timber door opening out to the rear courtyard.

A traditional staircase from the entrance hall leads to the first floor, which includes: Three bedrooms, all offering ample space. A family bathroom, conveniently located for the bedrooms.

Further stairs lead to the second floor, where two additional attic rooms offer versatile space, perfect for a home office, playroom, or storage.

Externally, the property benefits from off-road parking and courtyard at the front. To the rear is a well-maintained garden, featuring both lawned and decked areas. A garage adds extra storage or parking space, making it a practical addition to the home.

### Entrance

27'10" (8.5)

### Reception One

16'0" x 11'9" (4.90 x 3.60 )

### Reception Two

11'5" x 9'10" (3.50 x 3.00)

### Kitchen

11'5" x 10'5" (3.50 x 3.20)

### Utility/Pantry

7'2" x 3'7" (2.20 x 1.10)

### Bedroom One

16'0" x 11'9" (4.90 x 3.60)

### Bedroom Two

11'5" x 10'5" (3.50 x 3.20 )

### Bedroom Three

11'5" x 10'2" (3.50 x 3.10)

### Bathroom

5'6" x 8'2" (1.70 x 2.50)

### Attic Room One

13'9" x 14'1" (4.20 x 4.30)

### Attic Room Two

21'3" x 15'8" (7'6" head height (6.5 x 4.8 (2.30 head height)

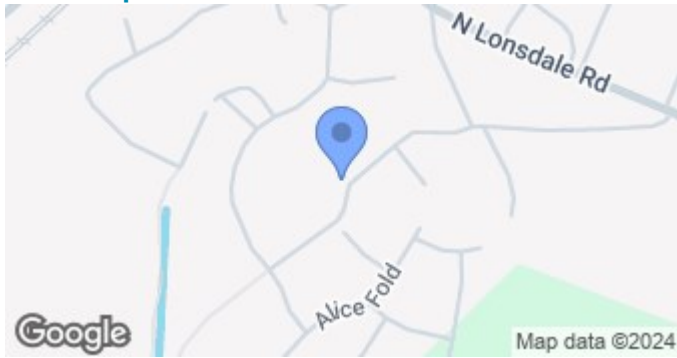


- Excellent Location
- Two Reception Rooms
- Two Attic Rooms
- Rear Garden
- Original Features

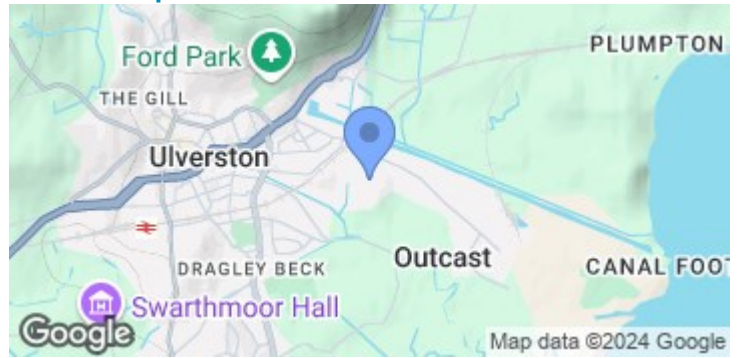
- Family Home
- Three Bedrooms
- Courtyard with Off Road Parking
- Garage
- Council Tax Band C



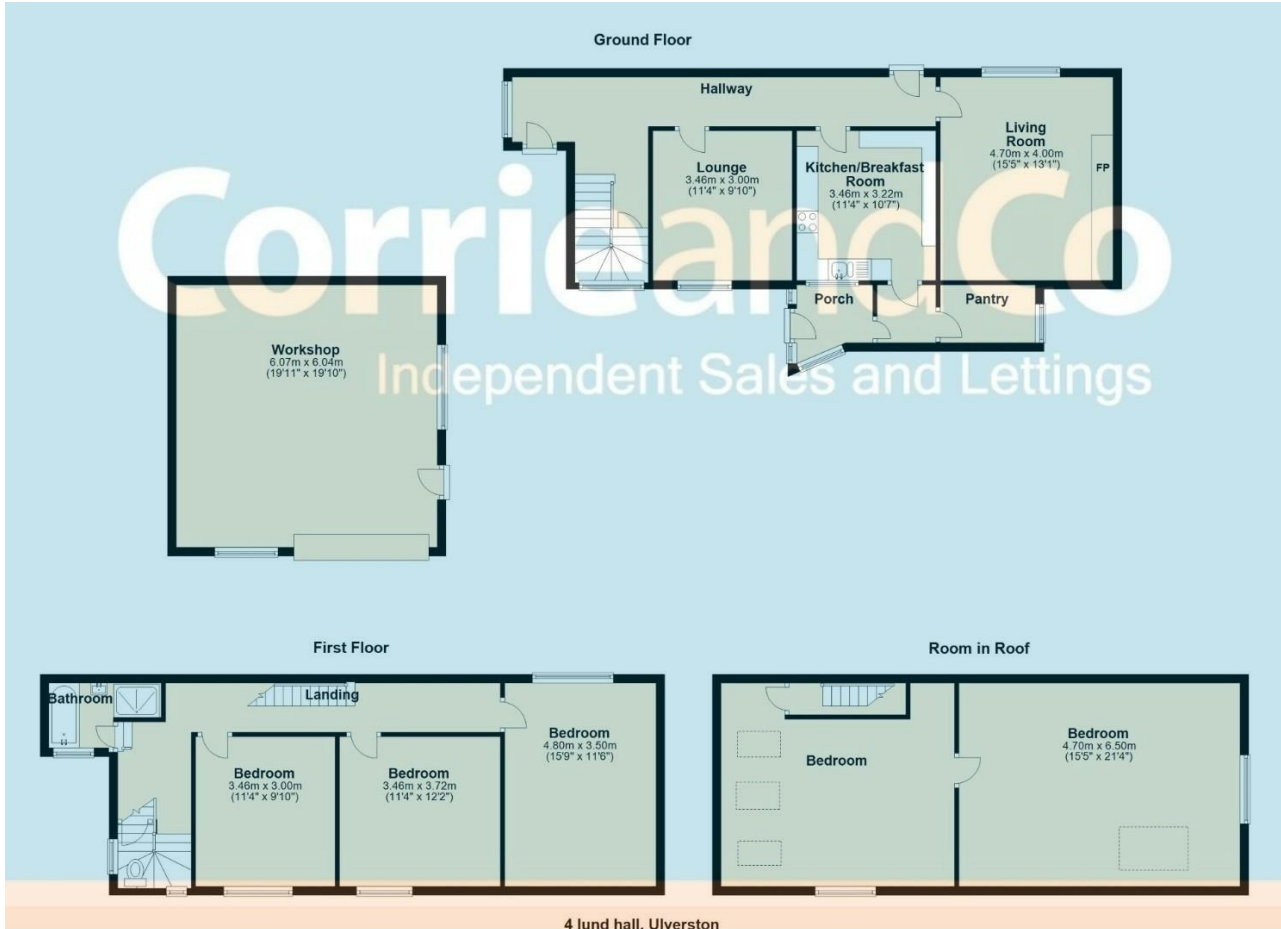
## Road Map



## 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.

