



**POOLE
TOWNSEND**

Leece, Ulverston, LA12 0QP

£295,000

1 1 1



- Charming cottage by the tarn • Picturesque location
- Spacious accommodation throughout
- Lounge with wood burning stove
- Modern kitchen
- Large double bedroom with dressing room
- Garage offering potential to extend
- Attractive gardens
- Freehold
- Council tax band D



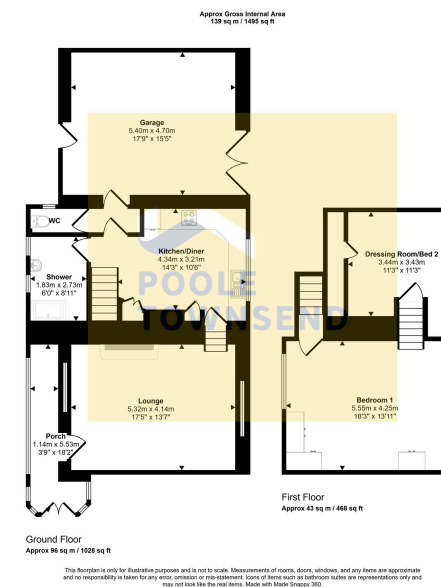
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This rather charming and unique cottage is located within the picturesque village of Leece. Located alongside the Tarn, this property offers deceptively spacious accommodation that features a characterful lounge, modern fitted dining kitchen, shower room and separate WC, a superbly proportioned bedroom with fitted furniture and steps to a nursery, dressing room or possibly a second bedroom. There is a spacious attached garage offering excellent potential to extend into to create an even more spacious home (stpp). There is driveway parking and attractive colourful gardens to the front and rear. Little Cote has an oil fired central heating system and benefits from no upper chain.

Visit us at
www.pooletownsend.co.uk
enquiries@pooletownsend.co.uk

We are open
 Monday – Friday 9.00 – 5.00
 Saturday 9.00 – 1.00

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