

Total area: approx. 222.2 sq. metres (2391.8 sq. feet)



2



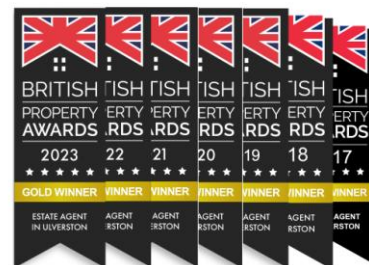
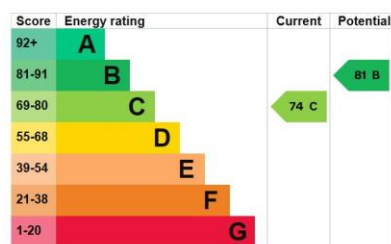
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3



GARAGE & PARKING



**Estate Agency Act 1979**

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# Deklan House, Saves Lane, Ireleth, Askam-in-Furness, Cumbria, LA16 7DY

For more information call **01229 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Detached home which was built by the current owners in the early 2000's now looking for its next family to begin making new memories. Sounds like an advert for someone looking for a partner but essentially this is what we do - match buyers to their perfect home. We expect that anyone who comes to see Deklan House will be pleasantly surprised with the size of the rooms, blown away with the views from the garden as well as the balcony on the first floor and excellent sized plot. When built thought was put into what was required, family dining/kitchen, tick, access to the garden from multiple rooms, tick, master bedroom with ensuite, tick, ample number of bedrooms for multi use, tick and so on. Offering good sized entrance hall, lounge with feature fireplace and dual aspect windows, kitchen/diner with utility, formal dining room, ground floor bedroom, study and shower room with a further three bedrooms, master with ensuite, ample storage, bathroom and additional lounge with balcony giving amazing views towards Black Combe and the Lakeland panorama to the first floor. Being detached the property can be accessed from both sides to the rear, offers ample parking, integral garage and perfect garden for the whole family to enjoy.



#### DIRECTIONS

Head towards Askam in Furness via the A595 and drive down the hill passing the brickworks. Continue down the road until you enter the 30mph speed limit. As you reach Askam with the car sales garage to your right and the railway crossing on the left, follow the road round the right-hand bend and then take the first turning on the left into Saves Lane. Follow this road and you will see the property on the left-hand side identified by a pink JH Homes "For Sale" sign.

The property can be found by using the following approximate "What Three Words"

<https://what3words.com/copper.loaf.estuaries>

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: F

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains water, gas, drainage and electricity.





Entered through a PVC door with opaque glazed inserts into:

#### **ENTRANCE HALL**

17' 9" x 8' 2" (5.41m x 2.49m)

Stairs to first floor, two ceiling light points, further spot lights to inner hall and access by way of PVC patio doors to the rear garden. Access to lounge, ground floor bedroom, study, formal dining room, kitchen/diner and shower room.

#### **LOUNGE**

17' 9" x 15' 9" (5.41m x 4.8m)

Decorative first surround with hearth and housing a gas fire. Coving to ceiling, ceiling light point with rose, dado rail and two radiators. Dual aspect uPVC double glazed windows one being a box bay window to rear with views over the garden.

#### **FORMAL DINING ROOM**

12' 8" x 17' 10" (3.86m x 5.44m)

UPVC double glazed windows to side and rear with views over the garden and beyond. Ceiling light point with decorative rose and radiator.

#### **KITCHEN/DINER**

14' 11" x 13' 9" (4.55m x 4.19m)

Fitted with a range of base, wall and drawer units featuring glazed units with worktop over incorporating one and a half bowl sink and drainer with mixer tap and tiled splash backs. Integrated double oven and grill, five ring hob with cooker hood over, dishwasher, under counter fridge/freezer and microwave. Radiator, ceiling light point with fan, TV point, tiled floor and uPVC double glazed window to side.

#### **UTILITY ROOM**

8' 0" x 7' 1" (2.44m x 2.16m) widest points

Worktop housing sink and drainer with mixer tap, space under and plumbing for washing machine, tiled floor, tiled splash backs, radiator and spot lights to ceiling. Wall mounted Baxi boiler for the hot water and heating system.

#### **SHOWER ROOM**

6' 0" x 6' 4" (1.83m x 1.93m)

Three piece suite comprising of corner electric shower, pedestal wash hand basin with light and shaver point above and low level, dual flush WC. Fully tiled walls, tiled floor, ceiling light point and extractor.

#### **BEDROOM**

10' 1" x 10' 1" (3.07m x 3.07m)

Double room with uPVC double glazed window to front, radiator and ceiling light point.

#### **STUDY/BEDROOM**

10' 1" x 7' 5" (3.07m x 2.26m)

Currently used as a study with uPVC double glazed window to front, radiator and ceiling light point.

#### **FIRST FLOOR LANDING**

Two sets of triple cupboard offering shelving and storage, further airing cupboard, radiator, spit lights to ceiling and access to bedrooms, second lounge and family bathroom.

#### **SECOND LOUNGE**

13' 7" x 13' 0" (4.14m x 3.96m)

PVC doors with double glazed inserts to balcony offering views towards Black Combe and the Lakeland panorama, radiator and ceiling light point.

#### **BATHROOM**

9' 3" x 8' 11" (2.82m x 2.72m) widest points

Fitted with a four piece suite comprising of corner whirlpool bath, low level WC, pedestal wash hand basin and bidet. Tiles to all walls, tiled floor, shaver point with light, radiator, ceiling light point and extractor.

#### **MASTER BEDROOM**

11' 11" x 11' 5" (3.63m x 3.48m)

Double room with uPVC double glazed window to front, bank of cupboards offering storage and hanging space. Ceiling light point and radiator.

#### **ENSUITE**

4' 10" x 7' 1" (1.48m x 2.16m)

Three piece suite comprising of shower cubicle with mixer shower, vanity unit housing sink and low level WC. Fully tiled, ceiling light point extractor, tiled floor, radiator and Velux roof window.

#### **BEDROOM**

9' 5" x 8' 0" (2.87m x 2.44m)

Single room with Velux roof window, loft access, radiator and ceiling light point.

#### **BEDROOM**

15' 3" x 12' 6" (4.65m x 3.81m) widest points

Double room with uPVC double glazed window to rear again having views towards Black Combe and the Lakeland panorama. Radiator and ceiling light point.

#### **EXTERIOR**

To the front is a good sized parking area which can be accessed from either side of the property, planting space full of mature shrubs and bushes to provide screening, access to either side of the property with space for bins. The rear garden offers views over open fields towards Black Combe and the Lakeland panorama, paved area's offering seating, ample lawn and planted borders with well established shrubs and bushes.

#### **GARAGE**

20' 9" x 12' 4" (6.32m x 3.76m)

Integral garage with electric up and over door, two light pints, PVC door with double glazed insets to rear and high level storage.

