CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



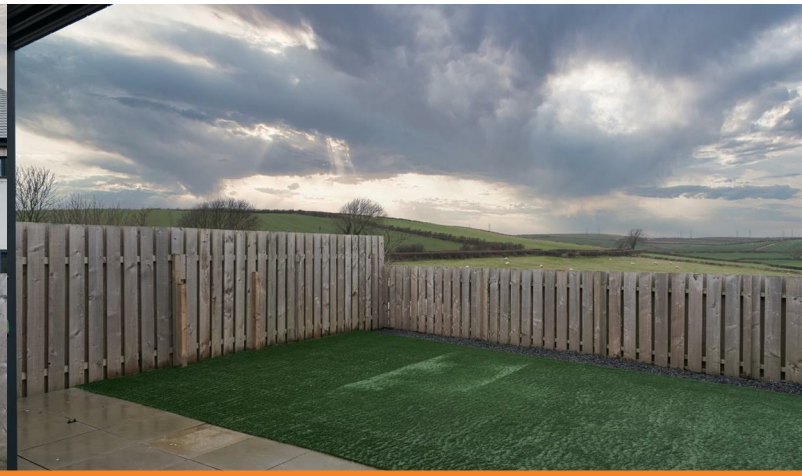
Copper House Leece

Ulverston, LA12 0QP

Asking Price £375,000

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We are delighted to present to you, this stunning, unique and new family home completed to a high standard and situated on the outskirts of the village of Leece. It boasts outstanding countryside views and outlooks towards Morecambe Bay, offering a peaceful and tranquil setting. Internally, there is modern open plan living, ideal for a family or entertaining with friends and family. There is a rear garden which is private and enclosed, and off road parking available for 3 cars. Contact us today to organise your viewing!

Upon entering, you are welcomed into a spacious entrance hall which offers access to the lounge, WC, family kitchen diner and a useful storage cupboard. It has been laid with walnut shade laminate flooring. The lounge has a front facing window and is of good proportions, with continuing laminate flooring.

A valuable benefit to this property is the open plan living/dining/kitchen area, ideal for families and entertaining. There are sliding doors providing access to the rear garden with stunning countryside views, as well as two sky lights offering plenty of natural light. There is zoned LED lighting, TV connection and three 'organ' contemporary radiators. The kitchen has been fitted with a range of cashmere shaded base and wall units with silestone work surfaces of a white and marble effect. The integrated appliances include the AEG microwave, AEG electric induction hob, an AEG fridge/freezer and a full sized dishwasher.

The timber staircase leads from the entrance hall to the first floor landing with Velux window. All three bedrooms are double in size, and all have tasteful, neutral décor as well as panoramic views over the countryside. The family bathroom has been fitted with a four piece white suite comprising of a twin end low level bath with flexi track spray shower attachment, a dual flush WC, a wash hand basin and a walk in glazed shower cubicle with flexi track spray and rainfall shower head.

Externally, to the front of the property, you will find an open forecourt area with chippings and a paved pathway to the front door. To the rear of the property there is a low maintenance garden with a paved patio area for garden furniture as well as an area for lawn. There is a perimeter fence for privacy and three private parking space.

Entrance Hall
extends to 16'0" (extends to 4.90)

Ground Floor WC

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

Open Plan Family Lounge/Kitchen/Diner
overall 29'2" (25'7") x 22'7" (overall 8.90 (7.80) x 6.90)

Utility Room
of 5'6" (of 1.70)

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

Bedroom Two
9'10" x 10'9" (3.00 x 3.30)

Bedroom Three
11'1" x 10'9" (3.40 x 3.30)

Family Bathroom
11'1" x 7'6" (3.40 x 2.30)

3 x Parking Spaces
13'1" x 9'6" (4.00 x 2.9)



- Unique, Brand New Family Home
- Open Countryside Views
- Superb, Modern Open Plan Living Accommodation
- 3 x Parking Spaces
- Council Tax Band - TBC
- Finished to a High Standard
- Gas Central Heating & UPVC Double Glazing
- Rear Garden
- No Chain









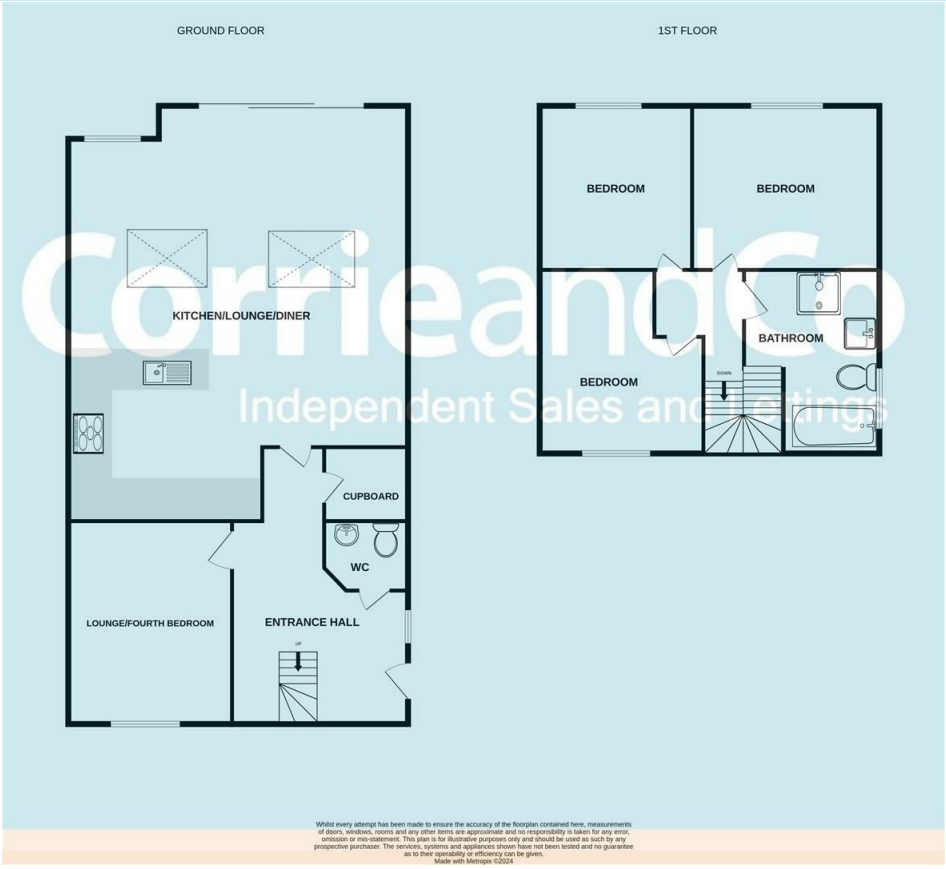
Road Map



Terrain Map



Floor Plan



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 whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays.
Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

