



## 10 Low Farm Close

Ulverston, LA12 0NZ

Offers In The Region Of £475,000



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Step inside this standout five-bedroom detached home, tucked away in the heart of Lindal, a village known for its picturesque Green and welcoming Primary School. Designed across three versatile levels, the property is full of surprises - from its stylish lounge, dining room and modern kitchen, to a handy utility and guest WC. Upstairs, you'll find four comfortable bedrooms, a sleek family bathroom and shower room, while the lower ground floor offers a private bedroom suite, extra living space, shower room and additional room. Outside, the home impresses with parking for three vehicles, a double garage and gardens wrapping around the front, side and rear. A rare opportunity - generous, flexible, and ready to impress!

Step through the front porch into a bright entrance hall that opens into the main living spaces. To the front, a formal dining room sets the stage for family meals and entertaining, while to the rear, a stylish lounge offers the perfect spot to relax. The modern kitchen has been thoughtfully designed with practicality in mind, complemented by a useful utility room and access through a porch to the garage.

Upstairs, you'll find four generously sized bedrooms, a sleek four-piece family bathroom, and a separate shower room, ensuring convenience for a busy household.

The lower ground floor delivers exceptional versatility, featuring a private bedroom suite, another lounge / study, shower room, and an additional room ideal as a home office, gym, or playroom.

Externally, the property continues to impress with parking for three vehicles, a double garage, and wraparound gardens to the front, side, and rear - offering plenty of outdoor space for relaxation and play.

This home combines space, flexibility, and quality presentation across three floors, making it a rare opportunity in Lindal. Viewing is highly recommended to appreciate all it has to offer.

### Entrance Hall

extends to 21'7" (extends to 6.60)

### Ground floor W/C

### Lounge

16'4" x 13'1" (11'9") (5.0 x 4.0 (3.60))

### Dining Room

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

### Kitchen

23'7" x 7'2" (7.2 x 2.2)

### First Floor Landing

extends to 9'10" (extends to 3.0)

### Bedroom One

16'4" x 10'9" (12'5") (5.0 x 3.30 (3.80))

### Bedroom Two

11'1" x 11'1" (3.40 x 3.40)

### Shower Room

extends to 11'5" x 4'11" (extends to 3.5 x 1.50)

### Bathroom

7'6" x 7'2" (2.30 x 2.20)

### Bedroom Three

13'1" x 7'6" (4.0 x 2.30)

### Bedroom Four

11'5" x 6'6" (3.5 x 2.0)

### Bedroom Five (Lower GF)

10'2" x 11'1" (3.10 x 3.40)

### Open Plan Hall (Lower GF)

extends to 20'11" (extends to 6.4)

### Second Room (Lower GF)

18'0" x 6'6" (5.5 x 2.0)

### Shower/WC (Lower GF)

6'0" x 4'9" (1.85 x 1.45)

### Lounge/Study (Lower GF)

16'4" x 13'1" (5.0 x 4.0)

### Store Room (Lower GF)

5'2" x 6'6" (1.60 x 2.0)

### Double Garage

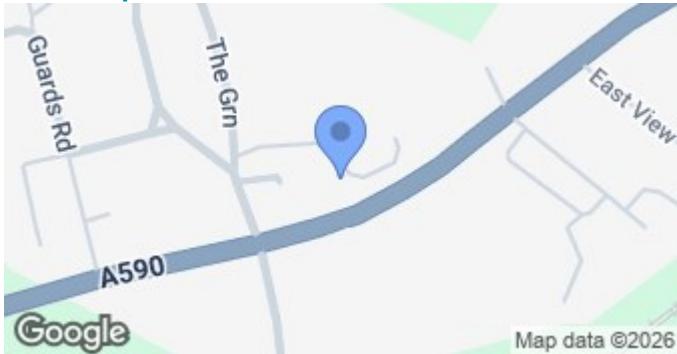
15'8" x 15'8" (4.80 x 4.80)



- Spacious Five Bedroom Detached Home
  - Double Garage
- Front, Side and Rear Gardens
  - Additional Rooms
- Village Setting
- Parking for 3 Cars
- Versatile Lower Ground Floor
- Council Tax Band F



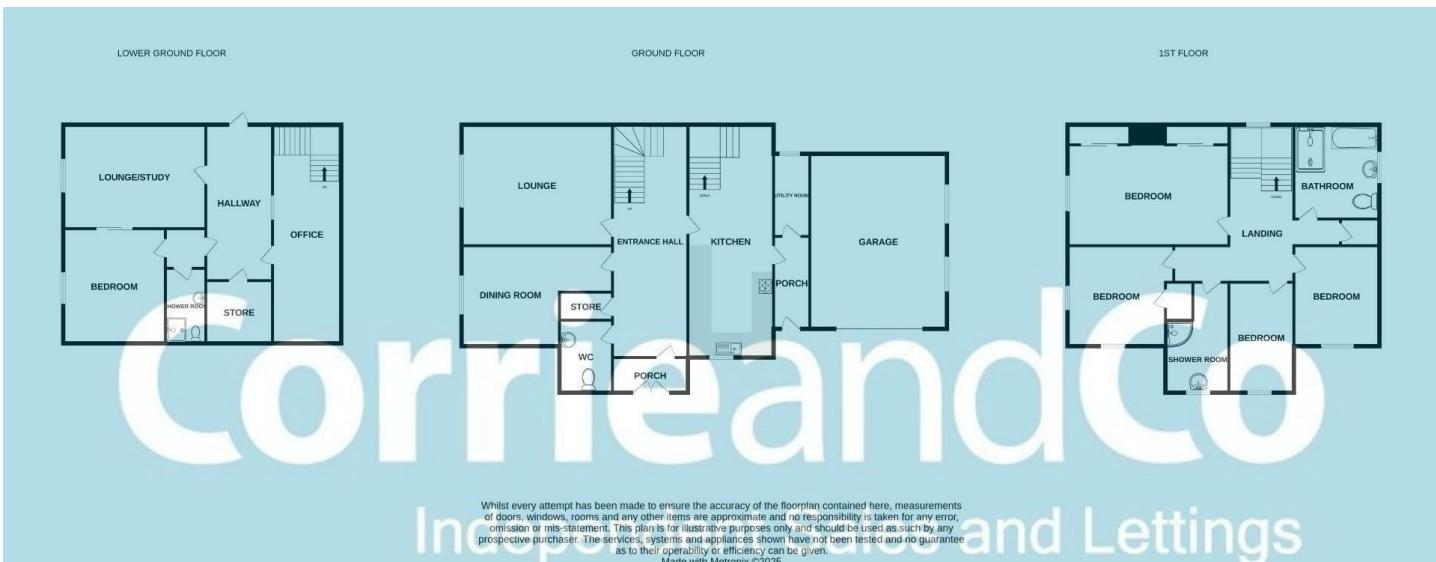
## Road Map



## 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.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus)	A	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus)	A	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		