



## 29 Lakeland Avenue

Barrow-In-Furness, LA13 0AY

Offers In The Region Of £370,000



An exceptional four-bedroom detached family home situated in a highly sought-after residential location. This beautifully presented property offers spacious and versatile living accommodation, ideal for modern family life. The interior is finished to a high standard, featuring stunning décor with a contemporary, neutral palette throughout, creating a bright and welcoming atmosphere. Externally, the home benefits from off-road parking, an integral garage, and a well-maintained rear garden. A superb opportunity to acquire a stylish, move-in-ready home in a desirable area.





As you approach the property, you are welcomed by convenient off-road parking, along with direct access to both the house and the integral garage, offering practicality and ease for day-to-day living.

Upon entering, the ground floor reveals a well-planned and versatile layout. The lounge is a light and airy reception space, presented in neutral décor with fitted carpet underfoot and a contemporary media wall, creating an ideal setting for both relaxation and entertaining. This room flows seamlessly into the open-plan kitchen diner, enhancing the sense of space and connectivity. The kitchen diner is a standout feature of the home, thoughtfully designed and finished to a high specification. It boasts sleek, handleless grey high-gloss cabinetry complemented by Quartz worktops and durable porcelain tiled flooring. A range of integrated appliances includes a dishwasher, larger fridge, larger freezer, and two ovens, catering perfectly to modern family life. A large breakfast bar island provides additional preparation space as well as an informal dining area, while a Quooker tap adds both convenience and a premium touch. Also located on the ground floor is a convenient WC, fitted with a toilet and pedestal wash basin. A separate storage area, accessible from both the kitchen and the garage, provides valuable additional space for household items. The integral garage itself is a versatile area, suitable for storage, or potential alternative uses such as a home gym or workshop, depending on requirements. Completing the ground floor accommodation is the conservatory — a superb additional seating area that creates a seamless indoor-outdoor feel. Filled with natural light, this space offers direct access to the rear garden, making it perfect for relaxing while enjoying views of the outdoor space or for entertaining during warmer months.

Moving to the first floor, the property continues to impress with four well-proportioned bedrooms, an en-suite, a walk-in wardrobe, and a family bathroom. The principal bedroom is a particularly generous space, enhanced by fitted furniture that provides practical storage without compromising on floor area. This room also benefits from direct access to a private en-suite, which has been fitted with a shower enclosure, WC, and a vanity sink unit, offering both convenience and a modern finish. A dedicated walk-in wardrobe serves the principal suite and is a valuable addition, delivering excellent storage and helping to keep the bedroom space uncluttered. The remaining three bedrooms are all of a good size, making them ideal for family members, guests, or alternative uses such as a home office or hobby room, depending on individual needs. Completing the first-floor accommodation is the family bathroom, fitted with a bath featuring an over-bath shower attachment, along with a WC and wash basin, providing a practical and well-appointed space to serve the additional bedrooms.

The rear garden offers a low-maintenance and highly usable outdoor space, thoughtfully designed for both relaxation and entertaining. A decked seating area provides an ideal spot for outdoor dining or social gatherings, while the artificial lawn ensures a neat and attractive appearance year-round with minimal upkeep. Together, these features create a practical and inviting garden that can be enjoyed in all seasons.

## Lounge

## Kitchen/Diner

24'6" x 11'0" (7.47 x 3.37 )

## Utility

4'1" x 5'10" (1.25 x 1.79)

## Storage

6'9" x 7'8" (2.07 x 2.35 )

## Conservatory

8'5" x 10'3" (2.59 x 3.14 )

## WC

4'5" x 2'9" (1.37 x 0.85 )

## Master Bedroom

12'0" x 8'6" (3.66 x 2.60)

## Walk in wardrobe

3'8" x 8'1" (1.12 x 2.48 )

## Ensuite

4'3" x 6'7" (1.31 x 2.03 )

## Bedroom Two

8'6" x 15'1" (2.61 x 4.60 )

## Bedroom Three

8'1" x 11'6" (2.48 x 3.53 )

## Bedroom Four

9'3" x 11'0" max (2.83 x 3.36 max )

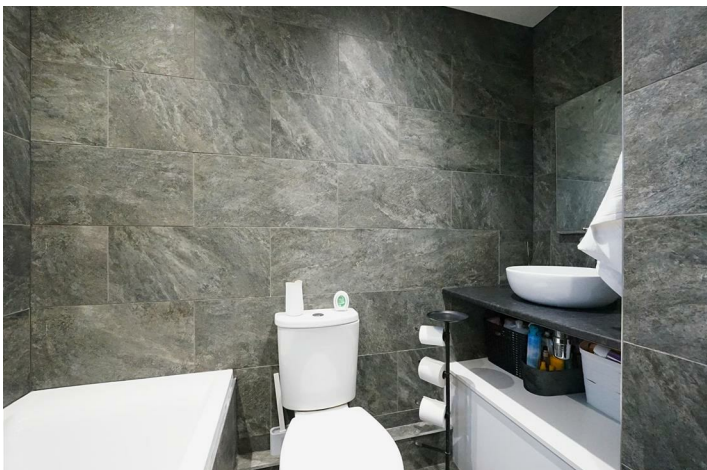
## Bathroom

7'5" x 5'11" (2.27 x 1.81 )



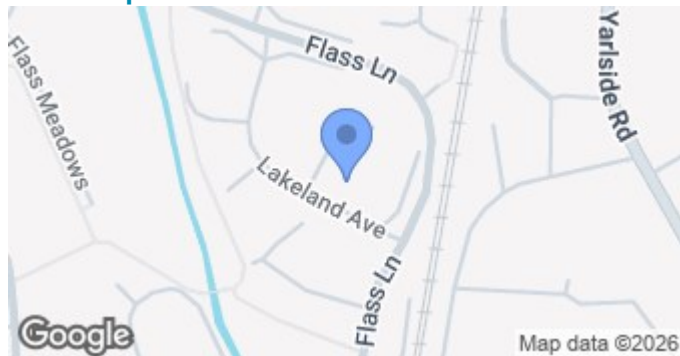


- Desirable Detached Family Home
  - Garden To Rear
- Modern, Open Plan And Spacious Living
  - Council Tax Band - D
- Off Road Parking
  - Lovely Décor Throughout
    - Double Glazing
    - Gas Central Heating





## Road Map



## Terrain Map



## Floor Plan



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