

#### DIRECTIONS

From the offices of JH Homes, proceed down the cobbled street of Market Street. At the round about take the first turning left onto Brewery Street which then becomes Fountain Street. At the mini roundabout turn right up Soutergate, taking the second turning on the left onto Old Hall Road and after a short distance turn left onto Mowings Lane. The property can then be found towards the top of the hill on the right hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/spike.compiler.spray>

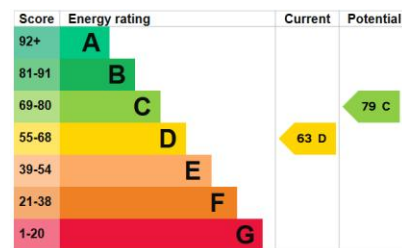
#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: C

LOCAL AUTHORITY: Westmorland and Furness District Council

SERVICES: Mains drainage, gas, water and electricity are all connected.



#### Estate Agency Act 1979

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract - intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of JH Homes has the authority to make any representation or warranty in relation to the property. All electrical appliances mentioned, power points or heating systems have not been tested by this office and therefore cannot be guaranteed to be in working order. All measurements are approximate in these details.

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£325,000



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GARAGE &  
PARKING

15 Mowings Lane,  
Ulverston, LA12 7DB

For more information call **01229 445004**

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Great family home situated in a quiet elevated position to the edge of town and yet offering convenient access to town centre and amenities. Offering a most comfortable home perfect for the family buyer and presented to a good standard throughout which will be appreciated upon inspection. Comprising of entrance hall, open plan lounge leading into a kitchen/diner, side lobby to garden room, three bedrooms and modern family bathroom. Complete with uPVC double glazing, gas fired central heating system and useful store accessed from the drive. Set on a lovely plot with front and rear garden spaces, the home benefits from stunning open views to the front, overlooking the town's rooftops towards Morecambe Bay and Birkrigg Common and to the rear, picturesque views of the surrounding countryside and woodland. An outstanding quality home in a prime and sought after location with early viewing is both welcomed and highly recommended.



Accessed through a feature PVC door with central arched leaded and pattern glass pane with further pane to door frame and opens directly to:

**ENTRANCE HALL**

Stripped wood flooring, stairs to first floor, radiator, fitted coat rack to the wall and access to lounge.

**LOUNGE**

12' 11" x 11' 9" (3.94m x 3.58m)  
UPVC double glazed bay window to the front offering a lovely aspect to the side over the rooftops of Ulverston towards Morecambe Bay in the distance. Central fireplace with feature brick chimney breast and slate hearth with rustic wooden mantle shelf and recessed multi fuel stove making a lovely focal point to the room and open access to the adjacent dining/kitchen.

**KITCHEN/DINER**

13' 5" x 18' 6" (4.09m x 5.64m)  
Dining Area  
UPVC double glazed bay window to the rear offering a beautiful view over the garden, surrounding countryside and woodland beyond. Former fireplace recess with tiled hearth and wooden mantle with alcove shelving to side and then open access to:

**Kitchen Area**

Fitted with an attractive range of base, wall and drawer units with wood block work surface over incorporating Belfast sink with mixer tap. Smeg range cooker with seven ring gas hob and two ovens, grill and warming area. UPVC double glazed window again giving a fabulous aspect onto the garden and countryside beyond, useful built in pantry and multi pane glazed door to side lobby.

**LOBBY**

Stepped access to both front and rear with doors to the front of the property and to the garden at the rear. Coat hooks to wall and door to versatile garden room.

**GARDEN ROOM**

11' 1" x 8' 6" (3.38m x 2.59m)  
Suitable for various uses including a study, children's playroom etc. Wood grain effect flooring and French doors accessing the rear garden, with wooden single glazed window to side.

**FIRST FLOOR LANDING**

Three quarter landing with uPVC double glazed pattern glass window with the main landing offering access to the loft and modern wooden doors to three bedrooms and bathroom.

**BEDROOM**

10' 10" x 10' 9" (3.3m x 3.28m)  
Double room with wood grain effect laminate flooring, uPVC double glazed window to rear giving a beautiful view over the rear garden and surrounding countryside with a side view towards Hoad Hill & Monument. Electric light, power and radiator.



**BEDROOM**

11' 3" x 10' 2" (3.43m x 3.1m)  
Further double room with radiator and uPVC double glazed window to front offering a panoramic view over the rooftops of Ulverston towards Morecambe Bay in the distance.

**BEDROOM**

7' 5" x 6' 9" (2.26m x 2.06m)  
Good single room with built in wardrobe and drawer area, wood grain laminate flooring, radiator and uPVC double glazed window to the front which again offers the fabulous view not only over the rooftops of Ulverston and Morecambe Bay but towards Birkrigg Common in the distance.

**BATHROOM**

7' 4" x 6' 11" (2.24m x 2.11m)  
Well presented with a modern three piece suite comprising of bath with waterfall side mounted tap, over bath shower, pedestal wash hand basin with mixer tap and WC with push button flush. Travertine style tiling to walls with mosaic pattern interspersed and matching travertine tiled flooring., inset lights to panelled ceiling, uPVC double glazed pattern glass window to rear, ladder style towel radiator and bathroom cabinet to the wall.

**EXTERIOR**

Excellent advantage of pleasant front garden area which has a raised flagged patio, gravelled seating area and mature Bay tree. To the side is a drive and access to the storeroom. A path to the side leads round to the rear garden.  
To the rear there is a great garden area perfect for the family buyer which has a flagged patio seating area, raised borders, lawn and picket fencing to the field immediately to the rear, with outside tap and power point. The garden enjoys open views over the surrounding area and has sunny aspects particularly to the afternoon. In all perfect garden ideal for the family buyer that will be appreciated upon inspection. A low door gives access to the utility and under house storage/access area.

**UTILITY & STORE**

Plumbing for washing machine and housing the Baxi boiler for the heating and hot water system.

