CorrieandCo

INDEPENDENT SALES & LETTING AGENTS

29 Leven Road

Ulverston, LA12 9FH

Offers In The Region Of £399,500

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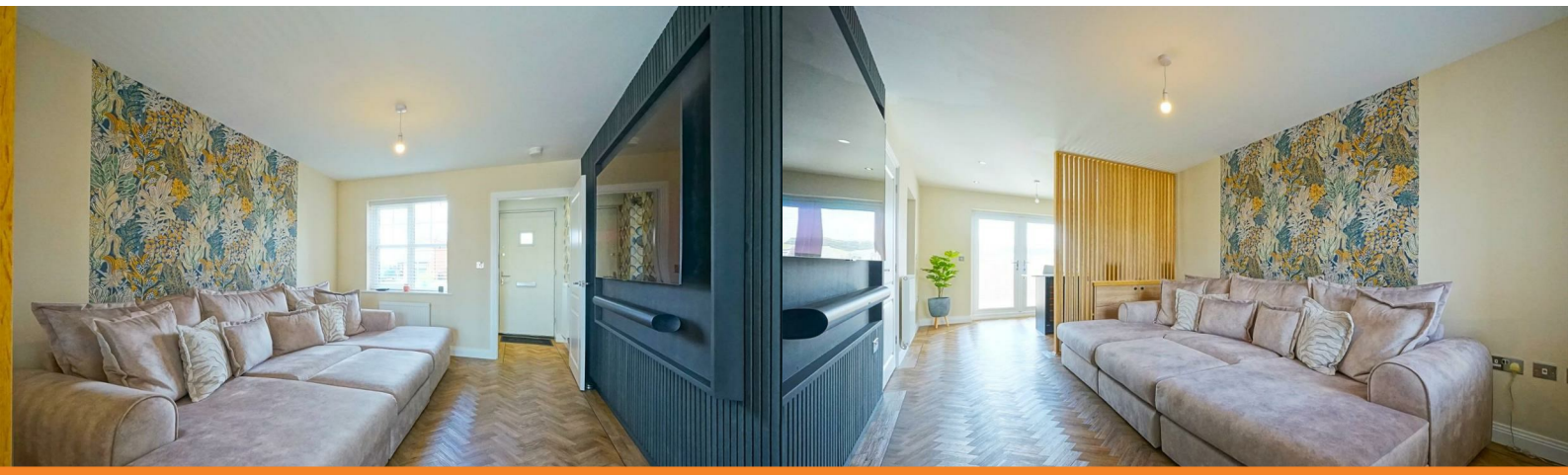

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Situated on a popular new residential development on the outskirts of Ulverston, this beautifully presented family home offers contemporary living in a convenient and highly sought after location. Immaculately maintained throughout, the property is ideal for first time buyers and growing families professionals seeking a turn key home. Externally, the property enjoys off road parking together with a useful garage. To the rear of the garage, a practical utility area provides excellent additional storage and laundry space, helping to keep the main living accommodation clutter free. To the rear, you'll find a sunny aspect garden offering a wonderful blank canvas for the next owners. Early viewing is highly recommended to fully appreciate everything this superb home has to offer.

Upon entering, you are welcomed into the entrance porch, which affords access to the impressive open plan lounge/diner/kitchen. This beautifully modern and naturally light room provides an excellent hub for family life, offering plenty of space for both relaxing and entertaining. The open plan layout creates a wonderful sense of flow, making it ideal for family gatherings and social occasions.

The kitchen is positioned conveniently alongside the main living accommodation, providing a functional space for everyday family life. The kitchen benefits from having integrated appliance such as a dishwasher, double oven, hob and fridge freezer. Before heading upstairs to the first floor, you will find a useful ground floor WC, providing added convenience for both residents and guests.

Moving upstairs, the first floor landing provides access to three well proportioned bedrooms, each tastefully decorated and beautifully bright, creating calm and inviting spaces throughout. The master bedroom benefits from the added luxury of a private en suite shower room.

Completing the first floor is the family bathroom, fitted with a bath with mixer tap, low level WC and wash hand basin. A particularly lovely feature is the full width wall mirror above the WC and sink, incorporating LED lighting which adds a contemporary finishing touch to this stylish space.

Externally, the property benefits from a practical and sunny aspect rear garden, providing a lovely outdoor space for relaxing, entertaining or enjoying the warmer months. To the front, there is a driveway providing off road parking for two vehicles, together with a garage offering valuable additional parking or storage.

The garage also benefits from a useful utility area to the rear, with space for both a washing machine and tumble dryer if desired, as well as housing the property's boiler. This provides excellent additional practicality while keeping laundry facilities neatly tucked away from the main living accommodation.

Porch
4'9" x 3'3" (1.449 x 1.004)

Living Room
13'1" x 10'5" (3.999 x 3.185)

Dining Area
10'6" x 9'6" (3.202 x 2.908)

Kitchen
8'7" x 8'0" (2.618 x 2.439)

Landing
9'9" x 7'11" (2.991 x 2.437)

Bedroom One
11'5" x 11'3" (3.486 x 3.447)

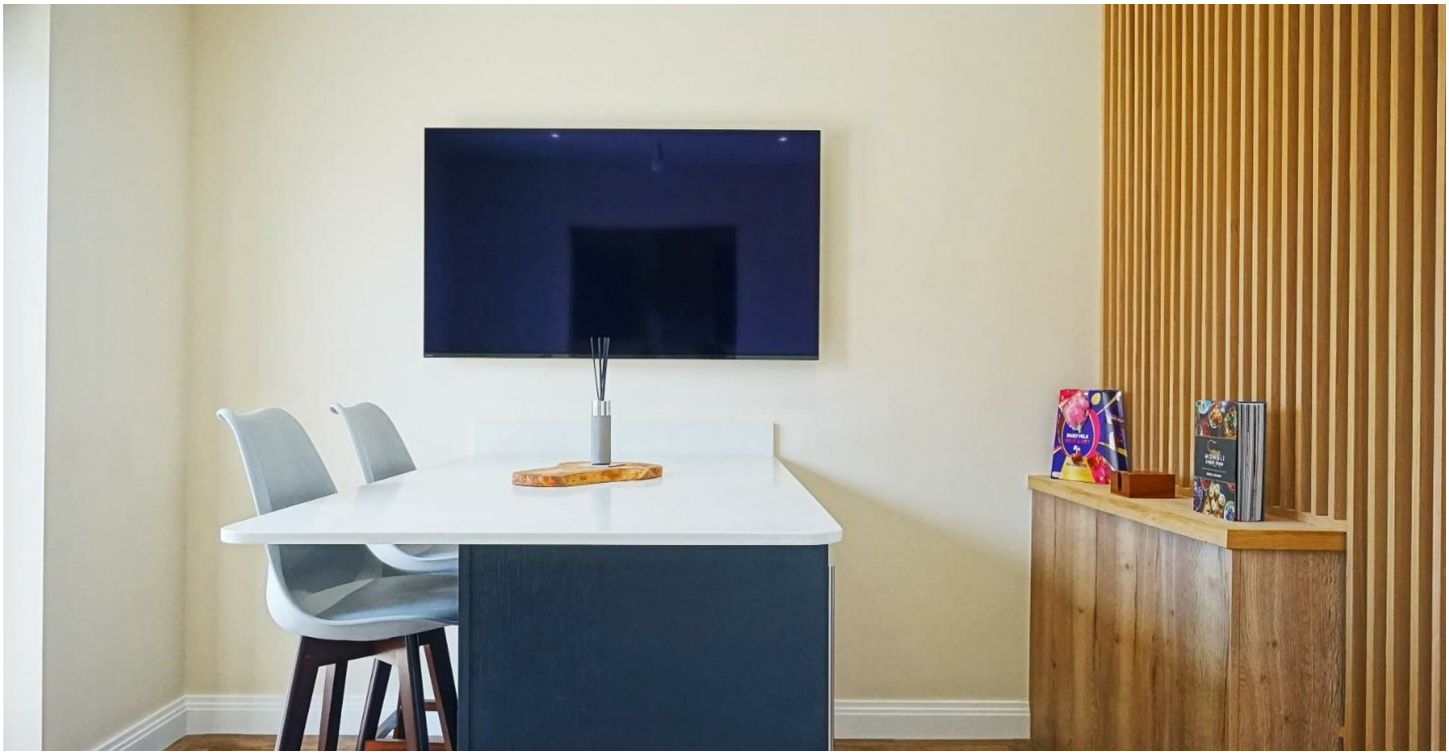
En Suite
5'7" x 3'2" (1.716 x 0.981)

Bedroom Two
11'4" x 8'5" (3.459 x 2.589)

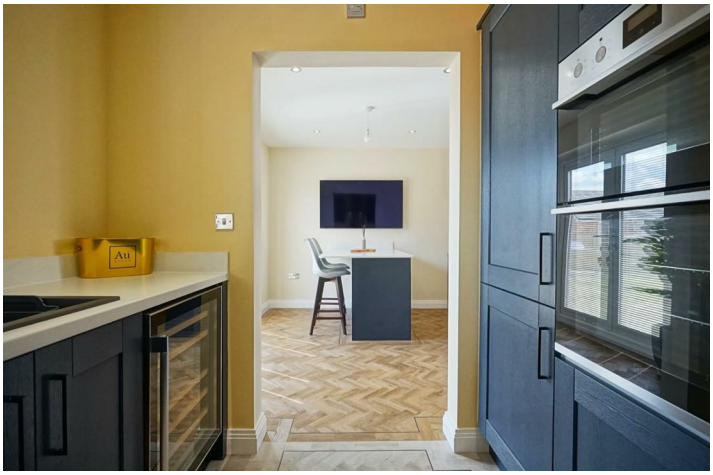
Bedroom Three
7'11" x 7'7" (2.434 x 2.323)

Family Bathroom
8'0" x 6'2" (2.444 x 1.896)

Garage
16'4" x 8'1" (4.983 x 2.485)

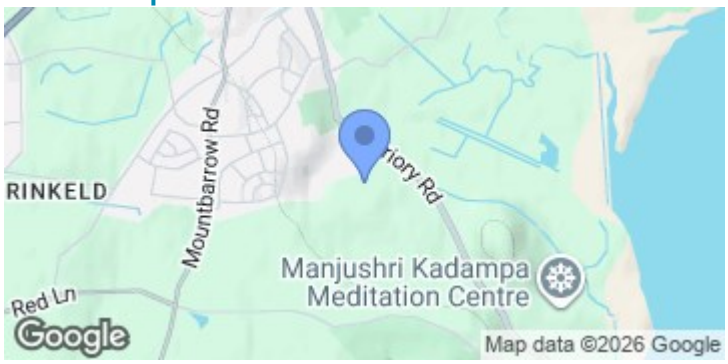


- Modern Build Home
- Sunny Aspect Rear Garden
- Garage with Utility Space
- Council Tax Band - D
- Ideal Family Home
- Off Road Parking
- Tasteful Decor Throughout

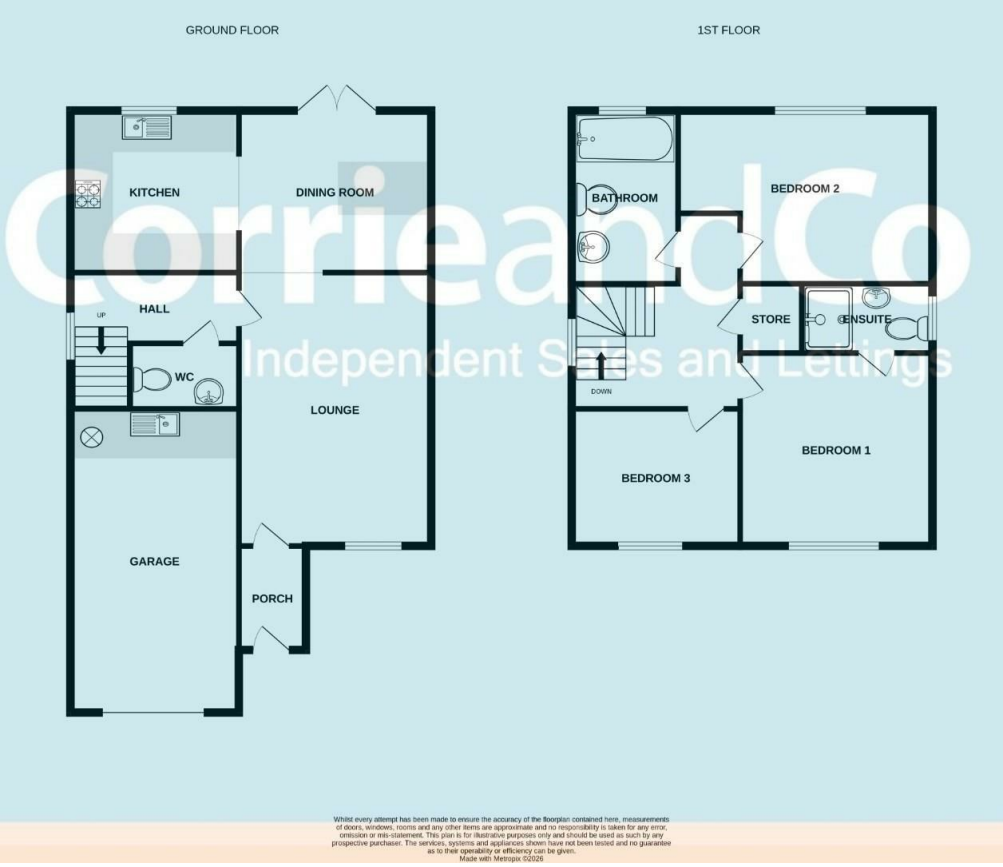


Road Map

Terrain Map



Floor Plan



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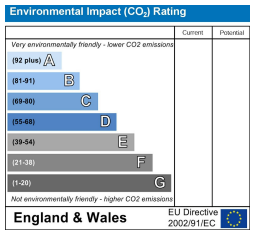
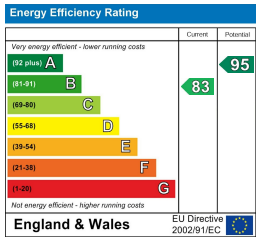
Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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