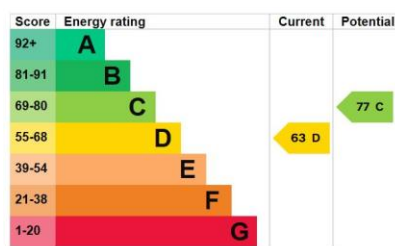


Total area: approx. 138.6 sq. metres (1491.9 sq. feet)



**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.



JH Homes

£525,000



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PARKING

10 Landing Close, Lakeside,  
Ulverston, LA12 8AP

For more information call **01229 314049**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

www.jhhomes.net or contact@jhhomes.net



Well proportioned four bedroom detached bungalow situated in a cul-de-sac location, within close proximity to lake Windermere that now has planning passed to create a unique home in a sought after area. The free flowing accommodation is deceptively spacious having been updated to a modern standard with bright, open and spacious accommodation on a superb south facing plot. The property offers balanced accommodation to include four bedrooms, family bathroom, en-suite and modern day living open plan lounge and kitchen. This ideal family home with double gates to the front with ample off road parking along with a particular feature being the extensive rear gardens going into a woodland area. The great location means you are within walking distance to Lakeside where you can take a ferry up Lake Windermere to Bowness. The swan hotel in Newby Bridge is also just 1 mile away. This family home is ideal for anyone seeking a spacious haven enjoying alfresco dining.



#### DIRECTIONS

Heading out of Ulverston on the A590 at the second roundabout where Booths Supermarket is on the left continue on the A590 to Newby Bridge. As you come out of the dual carriage way coming into Newby Bridge and the right hand turn, take the left hand turn leading to The Swan. Continue over the bridge and round the bend passing The Swan on your right hand side. Continue along this road where you will enter Lakeside. Landing Close is the first turning on the right and the property can be found near the bottom on the right hand side.

The property can be found by using the following "What Three Words" <https://what3words.com/grapevine.hers.joked>

#### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX BANDING: F

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: All mains services including electric and water. Oil heating and septic tank for drainage.

PLEASE NOTE: Planning has been passed to build a unique detached property. Have a look at further information on the Lake District National Parks website with the following link: <https://planning.agileapplications.co.uk/ldnpa/application-details/81105>

The planning reference number is 7/2023/5567









The property is entered under a covered porch through a PVC door with full length opaque, double glazed window with further double glazed, opaque window to the side.

#### **ENTRANCE HALL**

Access to majority of the rooms, storage cupboard with shelving and floor mounted boiler, two ceiling lights and loft access. PVC door with full length double glazed, opaque inserts leading to the rear garden.

#### **BEDROOM**

12' 1" x 9' 3" (3.68m x 2.82m)

Good sized single room with radiator and central ceiling light. UPVC double glazed window to the front.

#### **BEDROOM**

18' 6" x 8' 4" (5.64m x 2.54m)

Double room with radiator and spot lights to ceiling. UPVC double glazed window to front.

#### **JACK & JILL SHOWER ROOM**

6' 2" x 6' 10" (1.88m x 2.08m)

Fitted with a three piece suite comprising of low level, dual flush WC, pedestal wash hand basin and corner shower. Fully tiled, coving to ceiling, central ceiling light and opaque, double glazed window to side.

#### **BEDROOM**

9' 10" x 9' 3" (3m x 2.82m)

Double room with radiator and central ceiling light. UPVC double glazed window to the front.

#### **STUDY/DRESSING ROOM**

8' 9" x 9' 3" (2.67m x 2.82m)

Handy room with a multitude of uses. Radiator, central ceiling light and coving. Glazed, internal window allowing natural light and door into further bedroom.

#### **BEDROOM/RECEPTION ROOM**

18' 11" x 13' 8" (5.77m x 4.17m)

Currently laid out as a bedroom but could be an additional sitting area. Burner set to paved hearth with wooden surround and mantle, two ceiling lights, radiator and coving to ceiling. PVC double, double glazed, patio doors, flanked by two further floor to ceiling uPVC double glazed windows with top openers. Further PVC door with double glazed inserts giving access to the patio area.

#### **BATHROOM**

8' 10" x 7' 9" (2.69m x 2.36m)

Fitted with a four piece suite comprising of double shower, corner bath with seat, pedestal wash hand basin and low level, dual flush WC. Opaque uPVC double glazed window to side, radiator, spot lights to ceiling and fully tiled.

#### **OPEN PLAN LIVING/DINING/KITCHEN AREA**

25' 9" x 23' 3" (7.85m x 7.09m) widest points

Great family space with plenty of natural light.

Dining Space

UPVC double glazed window to side, double storage cupboard and spot lights to ceiling.

Lounge Area

Full length, double glazed feature window and PVC patio doors with double glazed inserts and further double glazed windows to the side.

Kitchen Area

Fitted with a range of base, wall and drawers with worktop over incorporating one and a half bowl sink and drainer with swan necked mixer tap. "Stoves" range style oven with five ring hob and modern extractor over. Integrated appliances include upright fridge/freezer, washing machine and dishwasher. Central island with cupboards under, pop up electrical socket and three ceiling lights over. Spot lights to main ceiling, tiled splashbacks and PVC patio doors offering access to the rear garden with double glazed inserts with further full length double glazed windows to side.

#### **EXTERIOR**

Front

Stone chipped area offering ample parking with wooden gates for access. Lawn with mature shrubs and hedged border.

Access is to both sides and the rear garden with gates creating a fully enclosed rear space

Rear

Mainly laid to lawn with well established trees and shrubs. Great sized area with options for storage spaces, secluded patio area and perfect for outside dining. To the bottom of the garden is a woodland area.

