



JH
Homes

£177,000



GENERAL INFORMATION

TENURE: Leasehold - We have been advised that the lease is 55 years from 2011. Park fees are approximately £4000.00 per annum inclusive of VAT. We are advised that the fees include maintenance of the park, water, sewerage and TV services.

COUNCIL TAX BANDING: N/A.

SERVICES: Mains services including gas, electric, water and drainage.

PLEASE NOTE: The property is to be sold with no upper chain and is offered for sale with most items of furniture excluding personal effects.

DIRECTIONS

From Ulverston head for the Coast Road and follow the road out of Ulverston, continue past the entrance to Baycliff and then Bardsea and then continue past Aldingham. After passing Aldingham you will come Colt Farm on the right when travelling from Ulverston. Coniston View Lodge Park is located immediately after Colt Farm. Proceeding through the gates, taking the first turn on your left and Leven Lodge can be found third on the right.

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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PARKING

Leven Lodge, Plot 3, Coniston View, Aldingham,
Ulverston, LA12 9RU

For more information call **01229 445004**

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www.jhhomes.net or contact@jhhomes.net

Fantastic modern, fully furnished, deluxe Lissett Lodge situated in this prestigious, gated location and positioned to offer stunning views over the surrounding countryside and Morecambe Bay. This beautifully appointed home is offered for sale for the first time since original purchase on the site and is highly recommended for internal inspection to appreciate this most comfortable and stylishly property. Comprising of entrance vestibule, open plan lounge, dining room and kitchen, master bedroom with dressing room, en suite and second double room with bathroom. Large front deck offering stunning views towards the bay, off-road parking, uPVC double glazing and gas fired central heating system. The park itself is landscaped on a low hillside with extensive lawned areas, islands of trees and located within open countryside. Close proximity to both the Lake District National Park and the local market town of Ulverston. Although the property can not be used as a main residence, the site is open all year round creating a perfect opportunity to purchase a home from home which is in ready to move in condition.



Accessed from the side through a uPVC double glazed door which opens into:

ENTRANCE VESTIBULE

Radiator and double doors to a built-in cloaks cupboard with shelving. Connecting door opens into the center of the open plan lounge/dining/kitchen area

LOUNGE AREA

19' 4" x 15' 0" (5.91m x 4.59m)
Two sets of uPVC double glazed French doors opening to the front deck and offering beautiful open views over the picturesque Morecambe Bay and surrounding countryside. Two further uPVC windows to either side of the room, recess with TV, DVD player etc with modern pebble glow electric fire below, vaulted ceiling and two radiators.

DINING KITCHEN

19' 4" x 12' 9" (5.91m x 3.89m)
Three uPVC double glazed windows to the dining area with blinds. Featuring family dining table, radiator and inset lighting to ceiling.

The kitchen is fitted with a comprehensive range of base, wall and drawer units with metallic bar handles including a central island with the gas hob to the top and cooker hood over. Built in electric double oven/microwave and grill, built-in dishwasher, washer/dryer and American style fridge freezer. Concealed UNICA HE gas boiler for the central heating and hot water systems.

INNER HALL

Airing cupboard, radiator and access hatch to loft. Doors to both bedrooms and bathroom.

MASTER SUITE

10' 9" x 9' 8" (3.28m x 2.95m)
Double room with two uPVC double glazed windows to the side elevation. Built-in bedside units, corner dresser unit with mirror above, TV to wall, radiator and inset lights to ceiling. Door to:

DRESSING ROOM

5' 10" x 4' 7" (1.78m x 1.40m)
Open fronted hanging rails and shelving units as well as drawers. Lights to ceiling, security safe and connecting door to en suite.



ENSUITE

5' 8" x 5' 2" (1.73m x 1.58m)
Fitted with a modern three-piece suite comprising of large quadrant shower cubicle with thermostatic shower, wash hand basin with mixer tap and concealed cistern dual flush WC inset to unit with storage cupboards under. Tiled splashbacks, large mirror, ladder style towel radiator, coving to ceiling, extractor, electric shaver point and inset lighting. UPVC double glazed pattern glass window with blinds.

BEDROOM

10' 3" x 8' 4" (3.13m x 2.55m)
Further double room with two uPVC double glazed windows to the side and further windows to the gable, all with blinds. Built-in bedroom furniture with twin bedside units, built-in double wardrobe and matching drawer unit with mirror above. TV to wall, inset lights to ceiling, radiator, electric light, and power.

BATHROOM

7' 2" x 5' 7" (2.20m x 1.71m)
Fitted with a three-piece suite in white comprising of bath with curved glazed shower screen and shower over, dual flush WC and wash hand basin inset to vanity unit with storage cupboards under and mirror over. To the side is a glazed shelved corner unit, modern towel radiator, electric shaver point, extractor fan and uPVC double glazed window with fitted blind.

EXTERIOR

The property has the advantage of a sizeable wooden deck to the front with wood and glazed surround with steps leading down to the twin parking space. Further decked pathway to the side providing access to the side of the property. The remaining grounds are maintained under the agreement of the lease.

