



Great Urswick

£265,000

Littlecroft, Weint Lane, Great Urswick, Nr Ulverston, Cumbria, LA12 0SR

Littlecroft is a very deceptive chain free property indeed. Detached, spacious and light and all conveniently arranged over one floor.

Nestled in the sought after, accessible, yet rural village of Great Urswick and comprising: Side Entrance Porch, Open Plan, Split level Lounge/Dining Room, Kitchen, 2 Double Bedrooms and Shower Room. Loft, Ample Parking and Garden. Viewing highly recommended!

Quick Overview

Detached 'Bungalow' - 2 Double Bedrooms
Open Plan, split level Living/Dining Room -
1 Shower Room

Nestled in a charming village

Glimpses of the charming village tarn

Easy access to Ulverston and Barrow in
Furness

Lovely walks from the doorstep

Pleasant Garden, Decking and Sunny Patio

Ample Parking

No upper chain

Superfast Broadband available*



2



1



1



C



80 Mbps



Ample Parking

Property Reference: G2938



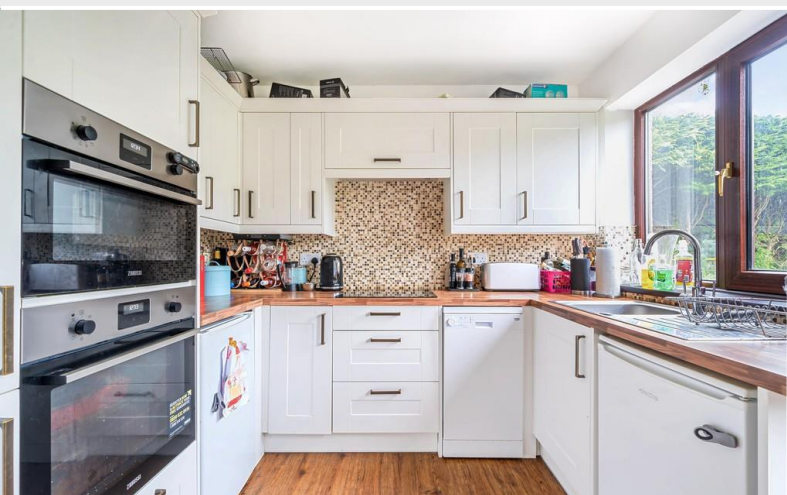
Lounge



Lounge



Dining Room to Lounge



Kitchen

Description Littlecroft is really surprising, in such a pleasant way! Walking by you may not even notice this property, but enter the pretty, cobbled patio/courtyard and it is a different story entirely! This property is a little gem and suitable for such a variety of different buyers. Once inside, it is all on one level (apart from one internal step) so is perfect for those with mobility difficulties or perhaps a retired couple looking to future proof their forever home. Internally it is all fairly low maintenance with a surprising amount of light and an open and airy feeling. The modern Kitchen and Shower Room were both replaced in 2022 and there are made to measure black out blinds in all rooms apart from the Kitchen and Porch.

The main front door is reached via several steps which lead up to the uPVC wood effect side entrance door (rear entrance more convenient) and opens into the Porch, currently used to store outdoor coats and shoes. This leads into the Lounge which is a lovely space with high ceiling and large windows with lovely aspect in to the garden and decked area. Attractive 'stone' tiled fireplace and grey effect laminate flooring which runs into the Dining Room and both Bedrooms. A step leads up in to the Dining Area which has a window to the rear and provides ample space for a dining table. There is a loft hatch with metal pull down ladder. The loft houses the gas central heating boiler, has light and is currently used for storage.

The Kitchen is furnished with a range of shaker style white wall and base cabinets with space for under counter fridge, freezer and plumbing for slimline dishwasher. Stainless steel sink unit, built-in electric oven with microwave with grill over and induction hob with extractor over. Rear entrance door.

From the Dining Area doors lead to the 2 Double Bedrooms, both with a front aspect. The Shower Room has a modern white suite comprising WC, wash hand basin on an attractive white gloss vanity unit and shower enclosure. Part tiled walls and chrome ladder radiator. There is also plumbing and space for a washing machine too.

The Garden to the rear is a super place to sit and relax, being private and sunny with a brick set patio, raised decking area, well stocked rockery, ornamental pond and charming, old high stone wall. There are a couple of fruit trees and one side is enclosed by some trimmed leylandii with pretty flower border below. Parking for 2/3 cars.

There is secure storage under the house with lighting accessed from the garden under the front porch (limited head height).

Location Great Urswick is a charming village - one within a cluster of delightful South Lakeland Villages. It enjoys a real 'villagey' community feel, yet has excellent access to the A590 for commuters to Barrow in Furness, perhaps BAE, Ulverston and little further to the base of Lake Windermere.

Great Uswick has a picturesque central tarn and boasts Primary School, Church, Village Hall and Pub/Restaurant! For a wider range of amenities, the lovely Market Town of Ulverston is approximately 10 minutes by car.

To reach the property from Ulverston, proceed through Swarthmoor in the direction of Barrow in Furness. Take the first left (Carley Lane) after the roundabout sign posted Great Urswick. Follow the road and as you enter the village turn left into Daisy Hill Lane and Weint Lane is shortly on your left. Proceed up the hill and Littlecroft is on the right.

Accommodation (with approximate measurements)

Side Entrance Porch

Lounge 13' 8" max x 13' 0" (4.17m max x 3.96m)

Dining Room 10' 6" x 9' 5" min (3.2m x 2.89m min)

Kitchen 9' 7" x 8' 11" (2.92m x 2.72m)

Bedroom 1 14' 8" x 7' 5" (4.47m x 2.26m)

Bedroom 2 10' 9" x 9' 0" (3.28m x 2.74m)

Shower Room

Services: Mains water, electricity, gas and drainage. Gas central heating to radiators

Tenure: Freehold. Vacant possession upon completion.

*Checked on <https://checker.ofcom.org.uk/> 01.06.24 not verified.

Note: Little Croft is on a common bridleway with open free access rights.

Council Tax: Band C. Westmorland and Furness Council.

Viewings: Strictly by appointment with Hackney & Leigh Grange Office.

What3words: <https://what3words.com/burns.returns.tango>

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

Rental Potential: If you were to purchase this property for residential lettings we estimate it has the potential to achieve £950 – £1000 per calendar month. For further information and our terms and conditions please contact our Ulverston Office.

Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



Bedroom 2



Shower Room

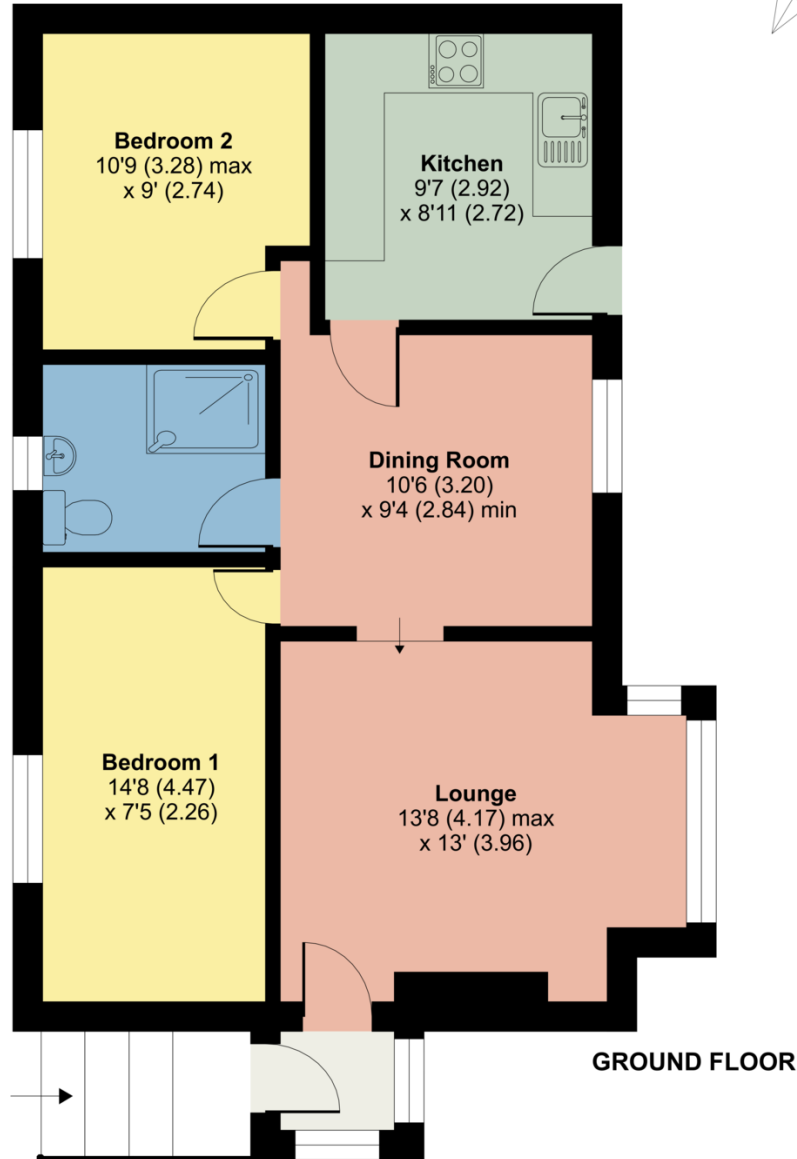


Decked Area

Little Croft, Weint Lane, Great Urswick, Ulverston, LA12

Approximate Area = 651 sq ft / 60.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hackney & Leigh. REF: 1137867

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 08/06/2024.

Request a Viewing Online or Call 015395 32301