



Total area: approx. 169.4 sq. metres (1823.8 sq. feet)



2



4



2



PARKING

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 73 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 31 F | |
| 1-20 | G | | |



Estate Agency Act 1979

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Stone Lea, Leece,
Ulverston, LA12 0QP
For more information call **01229 445004**

2 New Market Street
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LA12 7LN

www.jhhomes.net or contact@jhhomes.net

Excellent example of a greatly extended and modernised three/four bedroom family sized semi detached home with many original style features maintained in an attractive elevated position with ample sized rear garden and views. Comprising of entrance hall with original style tiled flooring, Oak staircase, bay window lounge with multi fuel stove, family kitchen/diner with vaulted ceiling, integral appliances and breakfast bar, utility room and wet room to the ground floor. To the first floor are two double bedrooms, study, luxury bathroom and finally a further conversion allowing for a master bedroom with attached dressing room and spectacular views. To the outside is off road parking with steps leading up to the front forecourt and a wooden latch gate to the side of the property. The rear offers an excellent sized three tier garden with slate mulch patio, steps leading up to a lawned garden area including vegetable plots and timber hut. Situated in the sought after village of Leece which offers good access to Ulverston, Barrow and the Coast Road this one is worth a view to appreciate the many upgrades the current owners have carried out.



DIRECTIONS

From our office head North on Market Street with the Farmers Arms facing you at the top of the street. Turn left onto Queen Street BS281 then at the traffic lights proceed straight ahead onto Princes Street. Proceed along the road passing the Mercedes Garage, train station and UVHS heading towards Mountbarrow Road service station. Continue straight on and at the cattle grid turn immediate right towards Urswick and at the second cattle grid continue straight ahead down the lane and turn first left sign posted Urswick and Gleaston. Turn left at the next junction, and at the following "T" junction, turn right into Long Lane, heading toward Stainton. Take your first left onto Ulverston Road and continue through Gleaston, heading towards Leece. Proceed down the hill down Hard Knotts Lane into Leece, passed the former Copper Dog on your right and Stone Lea is on your right-hand side.

The property can be found by using the following "What Three Words" <https://w3w.co/decorator.nervy.allergy>

GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: D

LOCAL AUTHORITY: Westmorland & Furness Council

SERVICES: Mains electric, water and drainage. LPG tank buried on site for the heating and hot water system.





Accessed through a PVC door into:

ENTRANCE HALL

Radiator, stairs to first floor, door to lounge, kitchen, wet room and ceiling light point.

LOUNGE

16' 9" x 13' 3" (5.12m x 4.05m)

UPVC double glazed bay window to front, multi fuel stove set to hearth with wooden surround and mantle over, wood effect flooring, ceiling light point, picture rail and radiator.

KITCHEN

22' 4" x 5' 9" (6.81m x 1.77m)

Fitted with a good range of modern base, wall and drawer units with quartz worktop over incorporating one and a half bowl sink with grooved drainer and mixer tap and brass effect handles. Integrated double oven, with electric hob and cooker hood over, integrated dishwasher and space for American style fridge/freezer. Breakfast bar with pendant lights over, spots light to ceiling, radiator, external door to side, door to utility room. and uPVC double glazed window to rear. Open to:

DINING ROOM

15' 0" x 14' 3" (4.57m x 4.34m)

Vaulted ceiling with three roof windows, space for dining table ceiling light point, radiator and PVC French style double glazed, double doors to rear garden.



UTILITY ROOM

10' 7" x 4' 7" (3.23m x 1.41m)

Roof window, area of work surface with space and plumbing under for washing machine and space for dryer. Wall mounted combination boiler for the hot water and heating system and ceiling light point.

WET ROOM

Low level WC, wall mounted wash hand basin with mixer tap and thermostatic shower with tiled draining floor. Tiling to walls, spot lights to ceiling and extractor.

FIRST FLOOR LANDING

Doors to two bedrooms, study and bathroom. Stairs to second floor and ceiling light point.

BEDROOM

12' 8" x 11' 10" (3.86m x 3.61m)

UPVC double glazed window to front, feature, cast iron fireplace, alcove cupboard, ceiling light point and radiator.

BEDROOM

12' 8" x 10' 8" (3.88m x 3.27m)

UPVC double glazed window to rear, feature, cast iron fireplace, alcove cupboard, ceiling light point and radiator.

STUDY

6' 9" x 5' 7" (2.07m x 1.72m)

UPVC double glazed window to front, ceiling light point and radiator.

BATHROOM

Fitted with a luxury three piece suite comprising of deep fill, paneled bath, low level, dual flush WC and wall mounted wash hand basin with mixer tap. Spot lights to ceiling and opaque uPVC double glazed window.

SECOND FLOOR LANDING

Roof window, door to dressing room, ceiling light point and door to:

MASTER BEDROOM

13' 3" x 12' 0" (4.04m x 3.66m)

UPVC double glazed window to rear with roof window to front, ceiling light point and radiator.

DRESSING ROOM

6' 6" x 6' 6" (2m x 2m)

UPVC double glazed window to rear, ceiling light point and Bespoke wooden shelving and hanging space.

EXTERIOR

Hard standing providing off road parking, steps up to front forecourt, slate mulch areas leading to front door and side aspect. Superb, enclosed excellent sized rear garden with patio, lawn vegetable plots and timber hut.