



DIRECTIONS

Leaving Ulverston heading towards Barrow-in-Furness and into Swarthmoor, at the new roundabout continue straight on towards Lindal-in-Furness. As you enter the village passing Pennington Lane on the right and just after the crossing take the next right onto The Green where the Queensberry Court properties can be found on your right hand side. The property can be found by driving into the development through the archway and is situated in the corner.

The property can be found by using the following "What Three Words" <https://what3words.com/client.oxidation.sideboard>

GENERAL INFORMATION

TENURE: Freehold
COUNCIL TAX: D
LOCAL AUTHORITY: Westmorland & Furness Council
SERVICES: All mains services including gas, electric, water and drainage.



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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GARAGE & PARKING

4 Queensberry Court, Lindal,
Ulverston, LA12 0TJ

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Fabulous barn conversion situated in a small courtyard position situated just off the green in the popular village of Lindal in Furness. Offering stylish and well presented accommodation laid out over three floors with the benefit of an integral garage and attractive garden to the rear. Comprising of entrance hall, cloakroom/WC, utility room and garage to the ground floor with the first floor offering hall, lounge, dining room, kitchen and the top floor having three bedrooms and family bathroom. Excellent standard of presentation throughout, gas fired central heating system, uPVC double glazing and the further benefit of a pleasant well presented rear garden area that has open farmland beyond. Considered suitable for a range of buyers including the family purchaser and early viewing of this great home in this popular villages is recommended.



Through a communal courtyard to a feature PVC mahogany shaded front door with leaded and pattern glass panes opening into:

HALL
Tiling to floor, radiator, inset lights to ceiling and pine doors to cloakroom/WC and utility room with half glazed pine door to staircase to first floor.

CLOAKROOM/WC
7' 2" x 4' 11" (2.18m x 1.5m)
Two piece suite comprising of wash hand basin with mixer tap and WC with concealed cistern inset to vanity unit with storage cupboards, work surface and tiled upstands. Modern chrome radiator, inset lights to ceiling and uPVC double glazed pattern glass window.

UTILITY ROOM
14' 6" x 8' 10" (4.42m x 2.69m) widest points
Fitted with an attractive range of base, wall and drawer units with high gloss granite effect work surface incorporating stainless steel one and a half bowl sink with mixer tap and tiling to splash backs. Recess and plumbing for washing machine, recess for freezer, coat hooks to wall and door to garage.

FIRST FLOOR LANDING
Radiator and stairs to first floor with open under stairs area, wooden stable door to the rear garden and half glazed doors to lounge and kitchen.

LOUNGE
16' 3" x 11' 0" (4.95m x 3.35m)
UPVC mahogany shaded double glazed window to rear offering a lovely aspect to the rear garden and farmland beyond, two wall light points and ceiling light point. Modern electric flame effect fire to wall and open arch to adjacent dining area.

DINING ROOM
8' 5" x 11' 0" (2.57m x 3.35m)
Set of PVC double glazed French doors to small balcony area, radiator and half glazed door to kitchen.

KITCHEN
12' 4" x 8' 10" (3.76m x 2.69m) widest points
Modern kitchen fitted with a range of base, wall and drawer units with work top over incorporating stainless steel, one and a half bowl sink and drainer with mixer tap with modern metallic handles and tiled upstands extending to the windowsill. Built-in Hotpoint dishwasher, freestanding Hotpoint electric, double oven and grill with cooker hood over and recess suitable for a freestanding fridge freezer. Laminate style tiling to floor, radiator and pine door to over stairs pantry style cupboard with shelving. Double glazed window looking to the courtyard.

SECOND FLOOR LANDING
Access to loft, three bedrooms and bathroom.

BEDROOM
14' 4" x 9' 10" (4.37m x 3m)
Double room situated to the rear with uPVC double glazed, tilt and turn window offering a beautiful view towards the garden and countryside beyond. Radiator and ceiling light point.



BEDROOM
10' 4" x 11' 11" (3.15m x 3.63m)
Further excellent double room with radiator, ceiling light point and uPVC mahogany shaded double glazed window to front with blind.

BEDROOM
11' 2" x 6' 9" (3.4m x 2.06m)
Single room with uPVC double glazed window to rear offering an outlook to the garden and farmland beyond. Cupboard over the stairs with hanging rails and shelving, further cupboard housing the insulated hot water cylinder and immersion heater. Radiator and ceiling light point.

BATHROOM
9' 5" x 7' 11" (2.87m x 2.41m) widest points
Modern bathroom fitted with four-piece suite in white, comprising of paneled bath with mixer tap and shower attachment, quadrant shower cubicle with Triton power shower, WC with push button flush and pedestal wash hand basin with mixer tap. Laminate style tile floor, bathroom cabinet, tiling to half the walls with chrome trim and additional tiling to the shower cubical. UPVC double glazed pattern glass window and fitted blind, inset lights to ceiling with ceiling fan above the shower, combination radiator and towel rail.

EXTERIOR
To the front of the property there is the benefit of a courtyard that is enjoyed and shared by the neighbouring properties with communal use of a store to the side for bin storage etc.
To the rear is an attractive and well-presented garden area that is an excellently presented with lower flagged patio and rockery border that is well stocked with a variety of shrubs and bushes. A flagged path leads to the upper garden with an area of lawn with borders around the perimeter. To the end of the garden is a gate to a path leading to the side of Queensberry Court for access and the removal of garden materials etc.

GARAGE
25' 0" x 11' 0" (7.62m x 3.35m)
Up and over door, electric light, water and power sockets. Vaillant fan assisted condensing boiler for the central heating and hot water systems with timer control clock.

