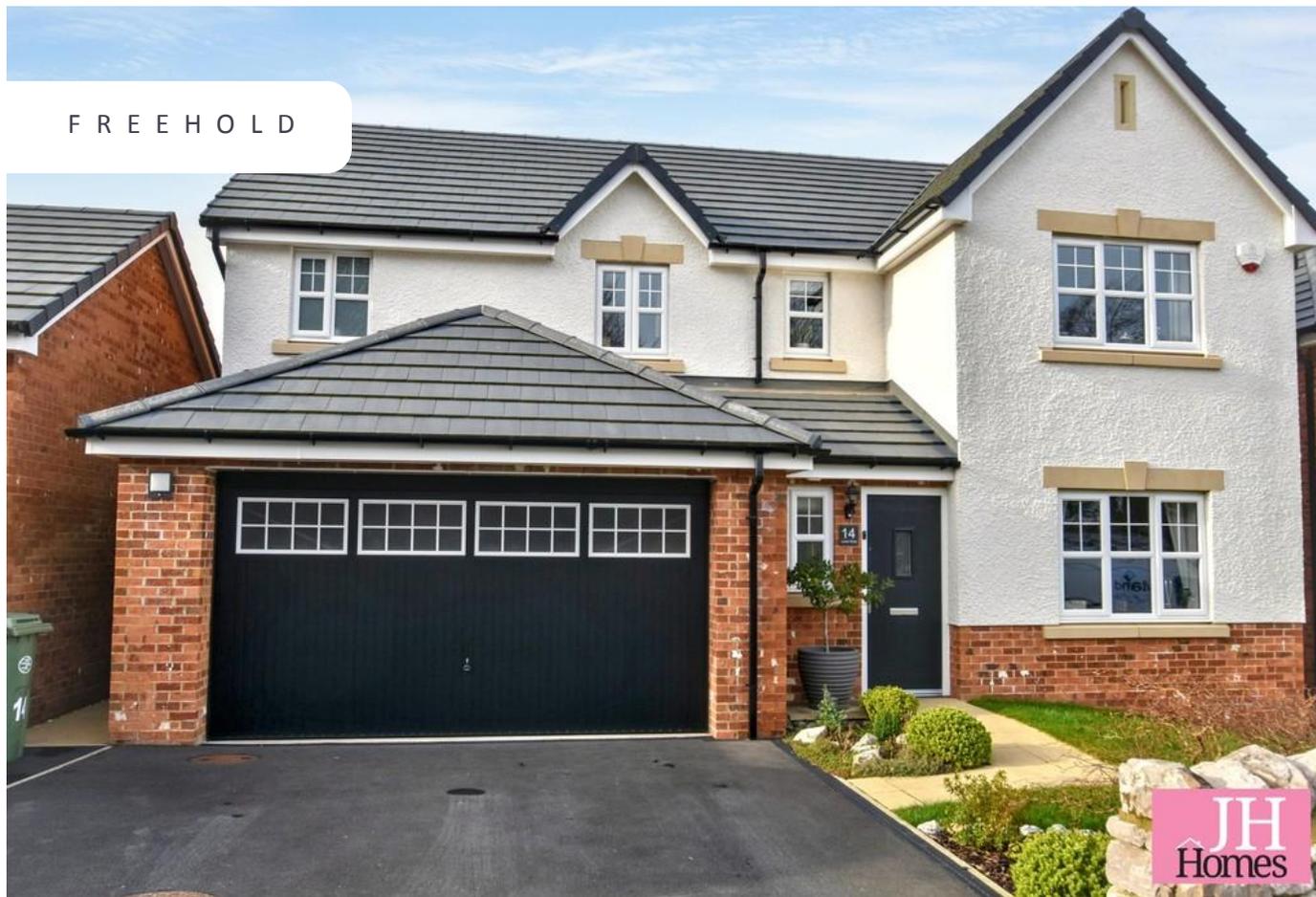


FREEHOLD



# 14 LEVEN ROAD, ULVERSTON, LA12 9FH

## £500,000

### FEATURES

- Stunning Modern Detached Home
- Popular Residential Location
- Well Appointed and Spacious Throughout
- High Standard of Presentation and Decor
- Four Excellent Bedrooms, En-suite & Dressing Area
- Stylish Open Plan Living/Dining/Kitchen
- Double Width Drive & Double Garage
- Lovely Landscaped Rear Garden
- A Great Home Perfect For the Family Buyer
- Early Viewing Invited & Highly Recommended



Double  
Garage,  
Off Road  
Parking,  
EV  
Charging  
(private)



A stunning detached home, situated on the popular Rowland Home development to the outskirts of Ulverston. This stunning Home is beautifully presented throughout and offers high standard of presentation with quality fixtures and fittings including Mike Hughes fitted bedroom furniture. The accommodation is perfect for the family buyer and comprises of entrance hall, WC, lounge, open plan living/dining/kitchen, utility room with access to double garage and to the first floor, four double bedrooms (master ensuite with dressing room) and family bathroom. Set on a lovely plot with attractive landscaped and well-presented gardens, a double width driveway and double garage. The property offers a very well-presented home, and early internal viewing is highly recommended and invited to appreciate this exceptional property.

This stunning detached family home is accessed via a double with driveway and flagged path, through a double-glazed composite door into:

#### **ENTRANCE HALL**

Attractively presented and welcoming entry point of the property, with lovely modern decor, feature paper walls, plus white décor newel post and spindles to the stairs leading to the first floor. Door to an understairs store which contains the alarm control panel, with electric light and power points. Complete with radiator and wood grain effect Amtico flooring through the hall into the adjacent kitchen/diner and family room.

#### **WC**

An excellent ground floor facility that is half tiled with a pedestal wash hand basin with mixer tap, radiator and WC with concealed cistern and pushbutton flush. UPVC double glazed pattern glass window and an extractor fan.

#### **LOUNGE**

*16' 10" x 11' 3" (5.13m x 3.43m)*

Most attractive and well-proportioned room, beautifully presented with stylish decor including a feature paper wall. Central ceiling light point, two radiators and uPVC double glazed window with two side opening windowpanes, offering an excellent aspect beyond the front garden towards communal land and trees beyond.

#### **SITTING/DINING ROOM**

*14' 3" x 20' 10" (4.34m x 6.35m)*

A superb room that extends to the majority of the rear of the property and offers a natural open plan room divided into three areas. The central dining area has ample space for a family dining table with a set of PVC double glazed French doors opening to the lovely landscaped rear garden. To the right is the living area which offers an excellent additional sitting room, with uPVC double glazed window, radiator, feature paper wall and inset lights to the ceiling.

#### **KITCHEN/BREAKFAST ROOM**

*11' 6" x 11' 0" (3.51m x 3.35m)*

Beautifully fitted with a range of base, wall and drawer units with granite style worktop over incorporating inset one and a half bowl stainless steel sink with grooved drainer, mixer tap and granite tile upstand; positioned in front of a uPVC double glazed window and overlooks the lovely rear garden. The kitchen has a central island breakfast bar, situated in which is the Siemens induction hob with downdraught extractor. Further appliances include a built-in double oven and grill, integrated dishwasher and fridge/freezer with matching decor panels. The kitchen units comprise of cupboards and drawers, and has three radiators, fabulous Amtico flooring and a door to the side opening into:

#### **UTILITY ROOM**

*11' 4" x 5' 1" (3.45m x 1.55m)*

A useful room fitted with a matching range of units to the kitchen, matching work surface and upstand with a grooved drainer, stainless steel sink unit with mixer tap. Radiator, recess and plumbing for a washing machine and space for a dryer. A double-glazed composite door giving access to the rear garden and further door to the garage.

#### **FIRST FLOOR LANDING**

Stairs return to the first-floor landing with white painted newel post hand rail and spindles, to a spacious and attractive landing area with inset lights to the ceiling and a continuation of attractive paper walls from the hall below. UPVC double glazed window offering a lovely aspect to the front and doors to the bedrooms and the bathroom. There is an additional door to the airing cupboard which has shelving space and houses the pressurised hot water storage tank.

#### **BEDROOM**

*13' 1" x 9' 9" (3.99m x 2.97m)*

Well-presented and offers an excellent master bedroom with dressing area and ensuite. Light neutral decor, feature papered wall, several power sockets and a TV bracket to the wall. UPVC double glazed window to the rear looks down to the garden, over neighbouring properties and towards Hoad Monument in the distance.

The dressing area is fitted with a comprehensive range of wardrobes by Mike Hughes with a fixed dressing mirror to the end and inset lights to the ceiling. The bedroom also has matching drawers and bedside units.

#### ENSUITE

Fitted with a three-piece suite in white comprising of a glazed cubicle with tiled surround and thermostatic shower, wall hung wash hand basin with mixer tap and a WC with concealed cistern and pushbutton flush. There is a display area and mirror, shaver point, inset lights to the ceiling, extractor fan, chrome ladder style towel radiator and a uPVC double glazed pattern glass window to the front. There is also woodgrain effect Amtico flooring and a door to a useful shelved storage cupboard.

#### BEDROOM

12' 10" x 13' 0" (3.91m x 3.96m)

A further generous double room with a uPVC double glazed window, comprehensively fitted with a range of wardrobes, desk unit and drawers with open shelving, again fitted by Mike Hughes. Complete with central ceiling light and radiator.

#### BEDROOM

13' 3" x 10' 4" (4.04m x 3.15m)

Situated to the front of the property with a uPVC double glazed window offering a lovely aspect over the open space to the front and woodland beyond. Excellent range of Mike Hughes fitted wardrobes and units with a grey wood shaded decor panel, matching bedside units and drawer unit. TV bracket to the wall with hidden power socket behind and radiator.







**BEDROOM**

9' 6" x 9' 0" (2.9m x 2.74m)

UPVC double glazed window to the front, again offering a lovely open aspect, radiator and modern décor.

**BATHROOM**

Fitted with a lovely three-piece suite in white comprising of a panel bath with glazed shower screen, mixer tap shower and tiling to the surrounds, with additional tiling to the splashback around the WC and sink. Wall hung sink with mixer tap with drawers underneath, plus WC with push button flush. Wall mounted mirror, wood grain effect Amtico flooring, extractor fan and a chrome ladder style towel radiator.

**EXTERIOR**

Benefits from a double width driveway in front of the garage, with a front lawn and bordered area with shrubs, bushes and flagged path leading to the front door. To the rear is a lovely, landscaped garden area which is very well presented, with a natural stone flagged patio, feature stone wall to a lower patio area and a grassed area beyond. There are brick walls to the side and a wooden fence with the neighbouring property. The garden offers pleasant sunny aspects and is a lovely compliment to this excellent family home. Complete with an outdoor water tap, power sockets and gated access to the side leading to the drive.

**GARAGE**

17' 9" x 16' 9" (5.41m x 5.11m)

Excellent double garage with an electric up and over door. The garage houses the gas boiler for the heating and hot water systems, an electric vehicle charging point, has a double wall cupboard and offers excellent parking or a general storage space.



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01229 445004

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### GENERAL INFORMATION

TENURE: Freehold

COUNCIL TAX: F

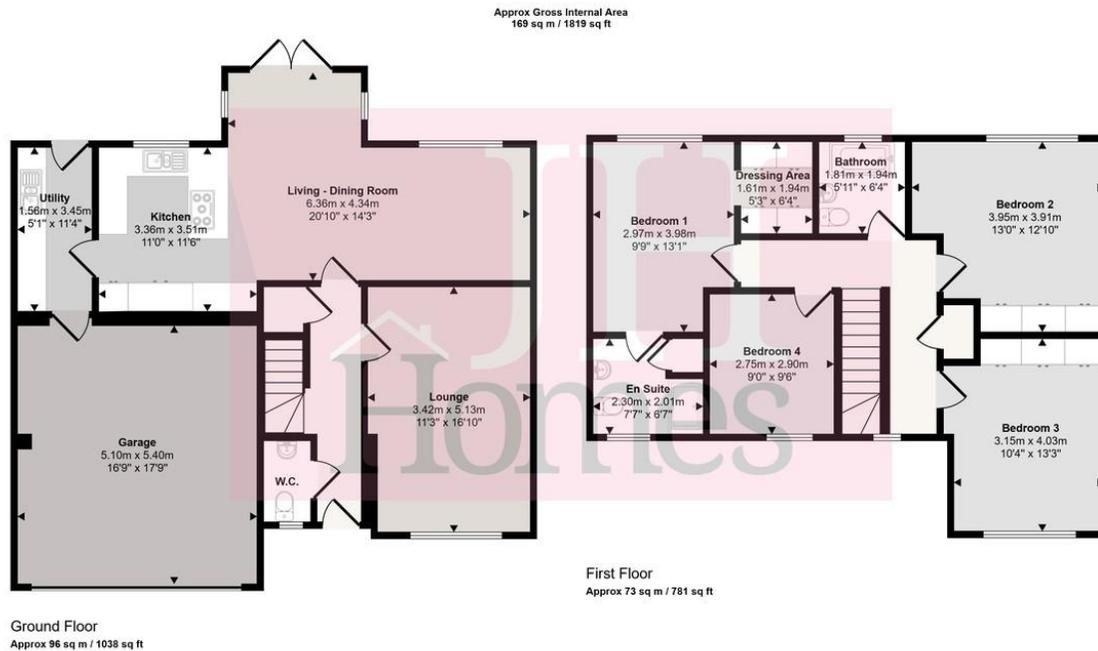
LOCAL AUTHORITY: Westmorland and Furness Council

SERVICES: Mains drainage, gas, electric, water are all connected

### DIRECTIONS:

From the Ulverston office turn left at Market Street and at the Market Cross opposite the Farmer's Arms pub, turn left onto Queen Street. Continue to the end of Queen Street turning left at the traffic lights and then turn right at the next set onto Victoria Road. Continue along Victoria Road and under the bridge, the road then becomes Park Road. Proceed to the end and turn right onto Priory Road. Continue out of Ulverston with the Leisure Centre and Pool on your left and after a short distance after Bardsea Caravan Park on the right, turn right into Leven Road. Continue up the hill and the property can be found on the right just after the turn to Forge Crescent.

It can also be found by using the following "What Three Words" <https://w3w.co/assure.screening.tomato>



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

