

4 LOW FARM CLOSE, LINDAL-IN-FURNESS, ULVERSON, CUMBRIA, LA12 0NZ

EXTERNAL

The property has a pleasant front forecourt accessed through a galvanised gate and retaining wall to either side. The forecourt has a crazy paved flagged front forecourt patio/ seating area leading to the front door. There is a further door from the forecourt to the garage.

GARAGE

15' 0" x 10' 4" (4.58m x 3.17m)

The garage is accessed from a uPVC door and has a up and over door to the front. The garage is extremely well presented with shelving to the sides, electric lighting and houses the Baxi boiler for the central heating and hot water systems. There are power sockets and water tap and also within the garage the electric circuit breaker, electric meter and gas metre.

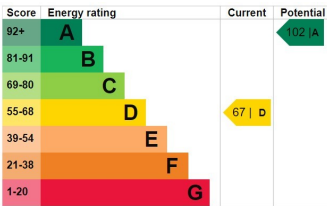
TENURE: Freehold

COUNCIL TAX: Band D

LOCAL AUTHORITY: South Lakeland district Council

SERVICES: Mains drainage, gas and electricity are all connected.

Viewing strictly through J H Homes.



Three Bedroom Mid Mews Barn Conversion  
Popular Village Location  
FOR SALE £260,000



4 LOW FARM CLOSE, LINDAL-IN-FURNESS, ULVERSTON, CUMBRIA, LA12 0NZ

An excellent mews style property situated just off the green in this lovely and popular Village. The location offers excellent access to both Ulverston, Dalton-in-Furness and Barrow-in-Furness and the village has a popular local primary school as well as public house situated on London Road. Presented to an excellent standard throughout that will be appreciated upon inspection this charming property offers spacious accommodation suited to a range a buyers. The accommodation is complemented with uPVC double glazing gas fired central heating and comprises fitted kitchen with integrated appliances, spacious living/dining room with multi fuel stove and French doors to the front forecourt. To the first floor there are three double bedrooms master en-suite and family bathroom. With an easy maintained and enclosed front forecourt and a single garage. The property is ideal for those with a busy lifestyle requiring little outside maintenance. The property has been owned by the current owners for several years and during which time has both been a successful let as well as a comfortable home. Versatile and useful accommodation is highly recommended and early internal inspection is invited.

For more information call **01229 314049 or 445004**

2 New Market Street  
Ulverston  
Cumbria  
LA12 7LN

EPC Rating: D

**Estate Agency Act 1979**  
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##### ACCOMODATION

The property is accessed via a uPVC double glazed door which opens to the kitchen.

##### KITCHEN

**14' 4" x 10' 4" (4.39m x 3.17m)**

With a uPVC double glazed window adjacent to the door and both the door and window with fitted blinds. A lovely kitchen with tiling to the floor, to the side of the room the staircase leads to the first floor with wood-stained newel post handrail and spindles, there are further timber features to the ceiling.



The kitchen is attractively fitted with a range of base and wall units in a cream shaker style decor panel with pine pull handles and complementary wood block work surfacing inset to the surfacing is a Belfast style ceramic sink with mixer tap and tiling to the splashbacks. There is an integrated gas hob by Neff with a matching cooker hood above and a low-level electric oven. There is recess and plumbing for a washing machine built-in fridge and freezer both with matching decor panels, and a door to a useful under stairs storage area. With a light decor to the room and a glazed multi pane door offering access to the adjacent dining area.



##### DINING ROOM

Open access to the adjacent sitting room. With a uPVC double glazed window to the rear with fitted blinds. Timber features are to the ceiling, a double central heating radiator power sockets and the ceiling light point. The dining room is adjacent and open to the sitting room.



##### LOUNGE

**18' 6" x 21' 6" (5.65m x 6.56m)**

A set of uPVC double glazed French doors opening to the front forecourt and a uPVC double glazed window to the rear again with fitted blinds. The room is of excellent proportions, has timber features to the ceiling a double central heating radiator power sockets and ceiling light point. A central feature to the room is the fireplace with a polished hearth housing a multi-fuel stove with wooden lintel feature above. There are alcove shelves to the side with shelving. In all an excellent well-proportioned room.



From the kitchen the staircase leads to the first floor, with the first floor landing having a matching handrail and spindles, an integrated smoke alarm and ceiling light point. Attractive wood stained panel doors offering access to the three bedrooms and bathroom.

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##### BEDROOM ONE

**13' 11" x 12' 0" (4.25m x 3.66m)**

A uPVC double glazed window to the rear elevation. An excellent double bedroom with a cream and light decor finish, central heating radiator power sockets and the ceiling light point. A door provides access to the adjacent en-suite shower room.



##### SHOWER ROOM/EN-SUITE

**4' 3" x 10' 9" (1.30m x 3.29m)**

uPVC double glazed window to the front elevation looking to the front forecourt area and properties beyond. A lovely en-suite facility of good proportions with a low flush toilet, pedestal wash hand basin and large walk-in shower cubicle housing a Mira electric shower. There is tiling to the shower cubicle and around the basin and windowsill, with painted wood panelling to the rear of the WC, the WC being connected to a Saniflo style system. There is a light decor finish fitted mirror, ducted extraction and ceiling light point.



##### BEDROOM TWO

**10' 9" x 9' 1" (3.29m x 2.79m)**

A uPVC double glazed window to the rear elevation. This double bedroom is currently utilised as an additional sitting room and has as a pleasant and light décor with central heating radiator and power sockets as well as ceiling light point.

##### BATHROOM

**11' 1" x 4' 5" (3.38m x 1.35m)**

The bathroom has uPVC double glazed patterned glass window with fitted roller blind. The bathroom is fitted with a modern three-piece traditional style suite comprising cream painted wood panelled bath with glazed shower screen over bath mixer tap and shower attachment. There is a pedestal wash hand basin with shelf above and fitted mirror and a low flush toilet. There is tiling around the bath and sink area, a light wood grain shaded laminate flooring, central heating radiator and ceiling light point and ducted extraction.

**BEDROOM THREE** access by two small steps

**14' 11" x 10' 4" (4.57m x 3.17m)**

This further excellent double bedroom has three uPVC double glazed windows, two to the front and one to the side and the side window offer an aspect beyond neighbouring properties to open farmland. An excellent double room with a light cream décor, access to the loft. There is a double central heating radiator, power and light.

