



## 3 Lands Close

Ulverston, LA12 0TY

Offers In The Region Of £475,000



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*A beautifully modernised Dormer Bungalow situated in the sought-after village of Newbiggin. This impressive home offers spacious and versatile living throughout, featuring multiple large living areas ideal for family life and entertaining. Enjoy attractive gardens to both the front and rear, with the rear garden boasting open views across the surrounding fields, providing a peaceful rural outlook. Combining modern comfort with a charming village setting, this property presents an exceptional opportunity for those seeking a stylish home in a picturesque location.*

As you enter this beautifully modernised Dormer Bungalow, you are welcomed into Reception One, a warm and inviting living space featuring a wood-burning stove, dual aspect windows that fill the room with natural light, and elegant oak wooden flooring throughout. From here, enjoy glimpses of the surrounding countryside views, adding a sense of openness and tranquility.

Moving through to Reception Two, you'll find another generous living area with a dual fuel burner and French doors to patio as well as a full length feature window overlooking the garden and countryside. Bi-fold doors open seamlessly into the stylish kitchen, creating an ideal flow for modern family living and entertaining.

The kitchen has been tastefully designed with grey base and wall units, a range cooker, an integrated full length fridge and full length freezer and an integrated dishwasher. A large central island with an inset sink provides both workspace and a sociable hub for dining and gatherings. The wooden flooring continues throughout, adding warmth and cohesion to the space, while windows and doors frame beautiful countryside views to the rear.

On the ground floor, you'll also find a family bathroom fitted with a double ended bath with shower attachment, close-coupled WC, and pedestal sink, complemented by laminate flooring and marble-effect wall finishes for a contemporary touch. There is also a versatile ground floor bedroom or study, perfect for guests, home working, or additional family space.

Upstairs, the property offers a spacious master bedroom, a third bedroom, and a modern shower room, all enjoying picturesque views across the surrounding fields.

Externally, the home benefits from well-maintained front and rear gardens, with patio and decking areas ideal for outdoor relaxation and entertaining. The rear garden enjoys uninterrupted countryside views, providing a truly peaceful backdrop. A double garage offers ample parking, storage and inspection pit, while a charming summer house, with power and sockets, provides a private retreat within this beautifully landscaped setting.

#### Lounge

11'11" x 21'2" (3.64 x 6.46)

#### Family Room

12'4" x 31'0" (3.76 x 9.46)

#### Ground Floor Bedroom/Study

9'11" x 11'11" (3.04 x 3.64)

#### Bathroom

7'11" x 6'9" (2.42 x 2.08)

#### Utility

5'7" x 14'6" (1.72 x 4.42)

#### Kitchen

22'1" x 11'10" (6.74 x 3.62)

#### First Floor Bedroom

8'9" x 16'9" (2.68 x 5.11)

#### Master Bedroom

19'4" x 12'9" (into eaves) (5.90 x 3.91  
(into eaves))

#### First Floor Shower Room

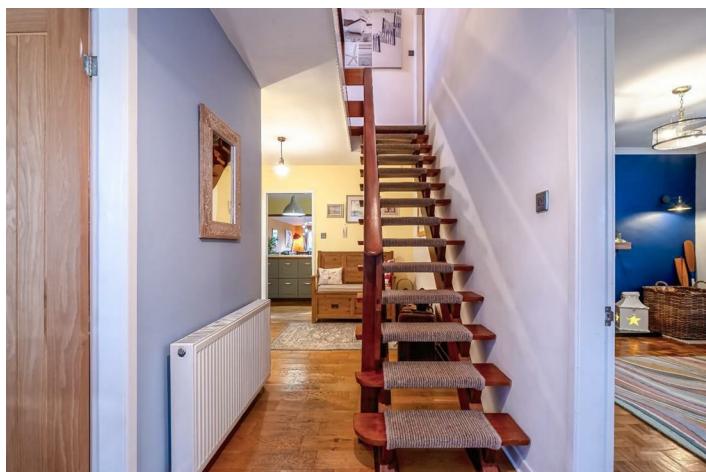
4'0" x 10'3" (1.24 x 3.14)

#### Double Garage

23'3" x 20'3" (7.10 x 6.19)



- Beautifully Modernised Dormer Bungalow In Sought After Village Location
  - Stylish Family Kitchen
  - Two Bathrooms
  - Double Garage with Inspection Pit
- 15 miles to Coniston - Lake District National Park
- Spacious Reception Rooms with Multi Fuel Burning Stoves
  - Versatile Accommodation
  - Gardens and Countryside Views
  - 40mins from M6 Motorway
  - Council Tax Band - E



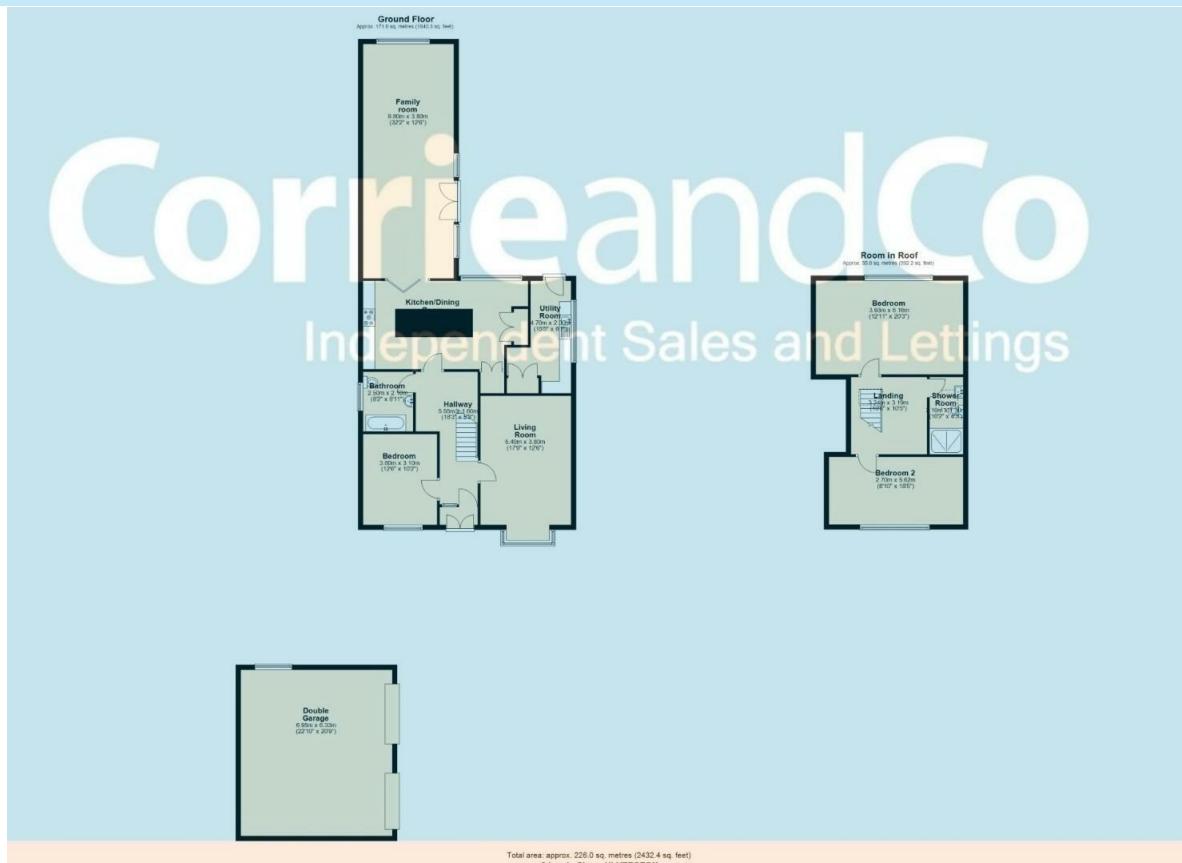
## Road Map



## Terrain Map



## Floor Plan



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To ensure your move is stress free, we can help with Mortgage advice. We work alongside local Solicitors, offering competitive conveyancing services. Ask for further information.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	