



## Plot 36 School Road Kirkby-In-Furness, LA17 7UH

LANCET HOMES in partnership with HOLBECK HOMES present THE SANDOWN. Enter this modern, two-bedroom home through a welcoming hallway, which offers convenient access to a downstairs WC. The generous lounge/dining area features double doors that open to the garden, perfect for outdoor relaxation and entertaining. Upstairs, two spacious double bedrooms provide ample living space, complemented by a sleek family bathroom. Ideal for first-time buyers or small families, The Sandown combines comfort with modern design.

\*\*The agricultural field adjoining this development site is now being promoted for residential planning permission, with an indicative scheme of approximately sixty homes\*\*

**Fixed Asking Price £234,995**

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- SHOW HOME open and viewings available.
- ASSISTED MOVE available. Call to find out more.
- PERSONALISE YOUR HOME with a choice of optional extras PLUS upgrade options available.
- EASY ACCESS to BARROW-IN-FURNESS by road or rail.
- Save an average of £2,200\* on your annual household bills with our energy-efficient new build homes.
- LANCET HOMES is one of the leading family-run and privately-owned house builders in the North West.
- 10 YEAR Premier Guarantee Warranty for assured PEACE OF MIND.
- For a limited time only, we are offering you 5% towards your deposit\* You could be starting 2026 in a brand new Lancet Home



## Directions



## Floor Plan



Corrie and Co aim to sell your property at the best possible price in the shortest possible time. We have developed a clear marketing strategy to ensure that your property is fully exposed to the local, regional and national market place and we are confident that we can provide a marketing service second to none. Our Sales Team offer:

- Full colour contemporary sales literature with floorplans
- A full programme of local / regional advertising and promotion on the Corrie and Co and Rightmove websites
- 24/7 promotion in our Barrow, Ulverston and Millom offices
- Professional viewing service and prompt feedback
- Experienced, friendly staff
- Eye catching 'For Sale' board

To ensure your move is looked after, we can help you with an Energy Performance Certificate and arrange a free mortgage and finance review. We also provide a competitive No Sale – No Fee conveyancing service with well known and trusted local solicitors. Our valuation and sales advice is impartial, completely free with no obligation.

Unlike many High Street Estate Agency chains, Corrie and Co are wholly independent and can therefore recommend the mortgage and lender that is most suitable for your needs. Our aim is to provide quality advice and expertise at all times so that you can make an informed decision every step of the way.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current		Predicted	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
102 (A)	A	102 (A)	A
91-90 (B)	B	91-90 (B)	B
81-80 (C)	C	81-80 (C)	C
71-70 (D)	D	71-70 (D)	D
61-60 (E)	E	61-60 (E)	E
51-50 (F)	F	51-50 (F)	F
41-40 (G)	G	41-40 (G)	G

Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales      EU Directive 2002/91/EC      England & Wales      EU Directive 2002/91/EC