

CorrieandCo

INDEPENDENT SALES & LETTING AGENTS



Plot 27 School Road

Kirkby-In-Furness, LA17 7UH

Fixed Asking Price £299,950



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LANCET HOMES in partnership with **HOLBECK HOMES** present **THE AYR**. A **CHARMING** two-bedroom **TRADITIONAL** bungalow. This single-storey property offers a **SPACIOUS** kitchen and a large **LOUNGE-DINING** area, ideal for entertaining and benefits from **FRENCH DOORS** leading to the generous and private rear garden. Two **WELL-SIZED** bedrooms complete this comfortable and **PRACTICAL** living space.

Burlington Rise offers a mix of new 2, 3 and 4 bedroom homes, including bungalows and detached properties. Each new build home has been constructed using traditional building methods to ensure durability and superior craftsmanship.

Living in Kirkby-in-Furness, Cumbria

Situated on the outskirts of the breathtaking Lake District National Park, our houses for sale in Kirkby-in-Furness provide a unique living experience. Ideal for those looking for a slower pace of life, Kirkby-in-Furness benefits from stunning views that stretch across the landscape, convenient local amenities and excellent transport links.

A delightful community boasting inviting village pubs and local societies, which add to the welcoming community feel. Strategically located on the A595, our new homes in Kirkby-in-Furness provide direct access to neighbouring towns and villages. Convenient access to services in Barrow-in-Furness, from where you can travel to key destinations in the UK. Plenty of scenic walking and cycling routes and a sports recreational ground to enjoy. Very close to a well-established primary school, with secondary schools also nearby.

New homes in Cumbria

Our energy-efficient homes at Burlington Rise are predicted at least a B rating on their EPC.

Our Sales Office is open Friday through to Monday from 11am to 4pm however, you can view the development outside of these times through our preferred Estate Agent, Corrie & Co. Viewings would be by prior appointment only and can be arranged by calling their Ulverston office 01229 525333.

For more information on our Assisted Move scheme and available incentive packages, speak to our Sales Advisor who can help make buying your dream property in Cumbria even easier.

Why Lancel?

Lancel Homes is one of the leading family-run and privately-owned house builders in the North West, with extensive experience in the residential property sector and construction industry. Renowned for creating high-quality homes in desirable locations, we pride ourselves on exceptional customer service that sets us apart from other property developers in the region.

As one of the leading family-led housebuilders in the North West, Lancel Homes is dedicated to ensuring that the new home buying process is seamless and enjoyable. We understand the significance of finding the perfect home, and that's why we go above and beyond to ensure that your experience with us is exceptional.

Our Customer Charter is our promise and commitment to delivering excellence throughout your home buying journey. It provides a clear overview of the procedures and processes we strictly adhere to, along with the information we share as you navigate through the new home buying process.



• **TRADITIONAL** single storey BUNGALOW

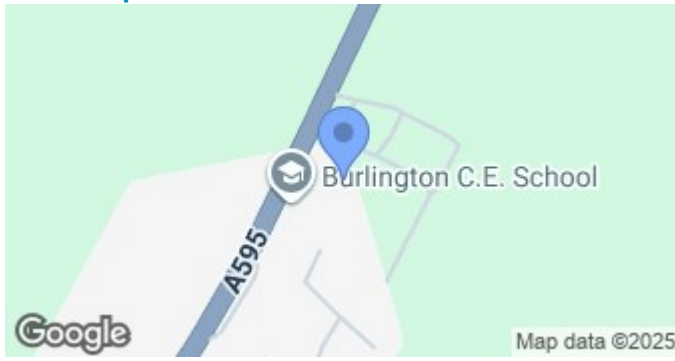
- Personalise Your Home with a choice of optional extras PLUS upgrade options available.
 - EASY ACCESS to BARROW-IN-FURNESS by road or rail.
- LANCET HOMES is one of the leading family-run and privately-owned house builders in the North West.
 - 10 YEAR Premier Guarantee Warranty for assured PEACE OF MIND.

• 'Hard Hat' Viewings by Pre-Arranged Appointment

- Large plot with a generous, private rear garden that wraps around the side of the property
- Save an average of £2,200* on your annual household bills with our energy-efficient new build homes.
- Our Customer Charter is our promise and commitment to delivering EXCELLENCE throughout your home buying journey.
 - Two well sized bedrooms



Road Map



Terrain Map



Floor Plan



Room	Dimensions
Kitchen	4360mm x 2810mm
Lounge/Dining	5630mm x 3250mm
Bedroom 1	3920mm x 3720mm
Bedroom 2	3830mm x 2430mm
Bathroom	2430mm x 2160mm

We are local, family run business who are wholly independent which means we can recommend services to most suit your needs. Our aim is to provide quality advice and expertise at all times, so you can make an informed decision whether buying or selling.

Estate agents are required by law to check a buyers /sellers identity to prevent Money Laundering and fraud. You do have to produce documents to prove your identity or address and information on your source of funds. Checking this information is a legal requirement to help safeguard your transaction, and failing to provide ID could cause delays. Corrie and Co, outsource these checks to speed up the process. The company does charge for such checks, please ask for more information and guidance on associated costs.

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.

