



## Plot 5 School Road Kirkby-In-Furness, LA17 7UH

**\*\*5% deposit paid worth £17,500!\*\*** LANCET HOMES in partnership with HOLBECK HOMES present THE WINDSOR. A STYLISH three bedroom home designed with AMPLE LIVING SPACE for comfort and PRACTICALITY. The OPEN PLAN KITCHEN and DINING area create a SOCIABLE space for FAMILY meals and is complete with FRENCH DOORS leading to the garden. The SPACIOUS lounge offers a relaxing retreat and boasts a BAY WINDOW for ample natural light. A WC and GARAGE complete the ground floor. Upstairs, the PRINCIPAL bedroom features a GENEROUS en-suite and DRESSING area, providing the perfect private space. Two further WELL-PROPORTIONED bedrooms share a MODERN family bathroom. With a THOUGHTFULLY designed layout and CONTEMPORARY features, the Windsor is a perfect choice for FAMILIES and PROFESSIONALS alike.

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

\*Terms and Conditions apply. Please speak with our Sales Adviser to find out more.

**Fixed Asking Price £350,000**

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- Sociable kitchen dining area for family meals.
- SHOW HOME open and viewings available.
- EASY ACCESS to BARROW-IN-FURNESS by road or rail.
- For a limited time only, we are offering you 5% towards your deposit\* You could be starting 2026 in a brand new Lancet Home
- Good sized bedrooms and family bathroom.
- ASSISTED MOVE available. Call to find out more.
- Save an average of £2,200\* on your annual household bills with our energy-efficient new build homes.
- Generous bedroom 1 with ensuite and dressing area.
- PERSONALISE YOUR HOME with a choice of optional extras PLUS upgrade options available.
- 10 YEAR Premier Guarantee Warranty for assured PEACE OF MIND.



Directions





Floor Plan



Ground Floor	Kitchen/Dining	4770mm x 3300mm
	Lounge	4560mm x 3290mm
	WC	1800mm x 1440mm
	Garage	6030mm x 2960mm



First Floor	Bedroom 1/Dressing	5940mm x 3140mm
	En-suite	2160mm x 1960mm
	Bedroom 2	3760mm x 2790mm
	Bedroom 3	4120mm x 2790mm
	Bathroom	2130mm x 1940mm

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.

