



## Plot 6 School Road Kirkby-In-Furness, LA17 7UH

\*\*5% deposit paid worth £16,250!\*\* LANCET HOMES in partnership with HOLBECK HOMES present THE RIPON. A STYLISH three bedroom home designed for COMFORT and PRACTICALITY. The OPEN PLAN KITCHEN DINING area creates a sociable space for family meals and is complete with FRENCH DOORS leading to the rear garden. The SPACIOUS living room benefits from a DUAL ASPECT making it BRIGHT and airy with lots of natural. There is a downstairs WC for CONVENIENCE. The first floor features a GENEROUS principal bedroom with ENSUITE. Two further bedrooms share the MODERN family bathroom. The RIPON has been thoughtfully designed with MODERN amenities making it an ideal 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.

• To qualify for this offer you must reserve plot 6 for a limited time

**Fixed Asking Price £325,000**

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- LIGHT & AIRY spacious lounge and open plan kitchen diner with patio doors.
- For a limited time only, we are offering you 5% towards your deposit\* You could be starting 2026 in a brand new Lancel Home
- EASY ACCESS to BARROW-IN-FURNESS by road or rail.
- 10 YEAR Premier Guarantee Warranty for assured PEACE OF MIND.
- Generous bedroom 1 with ensuite.
- 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.
- Large SOUTH facing garden.
- PERSONALISE YOUR HOME with a choice of optional extras PLUS upgrade options available.
- LANCET HOMES is one of the leading family-run and privately-owned house builders in the North West.



[Directions](#)



