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## Kempsey

Ulverston, LA12 0PS

Offers In The Region Of £399,000



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# Kempsey

Ulverston, LA12 0PS

## Offers In The Region Of £399,000



*Situated in the picturesque and sought-after village of Urswick, this spacious family home presents a rare opportunity for a variety of potential buyers. Brimming with traditional charm and scope for improvement, the property features four well-proportioned bedrooms, a bathroom, a separate shower room, a cosy living room, a dedicated study, a formal dining room, a generously sized kitchen-dining area, a practical utility room, and a useful cellar. Externally, the home boasts a beautifully enclosed limestone-walled garden with a sunny aspect to the side, while the front offers a well-maintained garden and the convenience of off-road driveway parking.*

Step into this charming period home where character meets comfort. The welcoming living room features a large sash window that fills the space with natural light, along with a gas fireplace as a cosy focal point. A door leads directly out to the garden, perfect for relaxing or entertaining. The dining room is equally impressive, boasting a large sash bay window, another fireplace, and stunning tiled flooring that adds warmth and elegance.

You'll also find a traditional farmhouse-style kitchen with beautiful quarry tile flooring and ample space for dining. A utility room adds practicality for everyday living. There's also access to a basement/store area, ideal for additional storage.

Upstairs, a generous landing leads to three spacious double bedrooms and a fourth single bedroom/study. The main family bathroom is styled with Victorian flair, featuring a freestanding claw foot bath, bidet, WC, and basin. A separate shower room adds further convenience.

Outside, enjoy private wrap-around mature gardens, complete with lawn and patio areas. There's also the benefit of off-road parking.

### Lounge

16'2" x 12'11" (4.930 x 3.946)

### Living Room

10'0" x 6'6" (3.063 x 1.982)

### Dining Room

11'11" x 11'5" (3.636 x 3.485)

### Kitchen

12'4" x 7'5" (3.783 x 2.272)

### Utility

9'6" x 6'4" (2.898 x 1.944)

### Study

16'0" x 10'1" (4.880 x 3.079)

### Landing

21'1" x 6'5" (6.434 x 1.961)

### Bedroom One

16'2" x 13'11" (4.935 x 4.266)

### Bedroom Two

12'10" x 9'5" (3.918 x 2.877)

### Bedroom Three

12'10" x 9'8" (3.917 x 2.950)

### Bedroom Four

9'9" x 6'7" (2.986 x 2.016)

### Attic Room

10'1" x 5'4" (3.083 x 1.635)



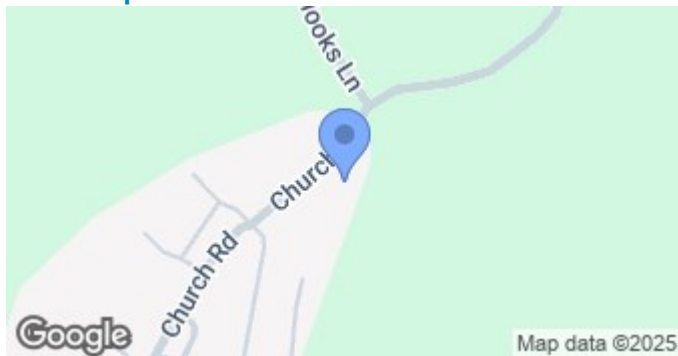


- Popular Village Location
  - Useful Cellar
  - Off Road Parking
- Characterful & Charming

- Superb Family Home
  - Mature Gardens
  - Attic Room
- Council Tax Band - E



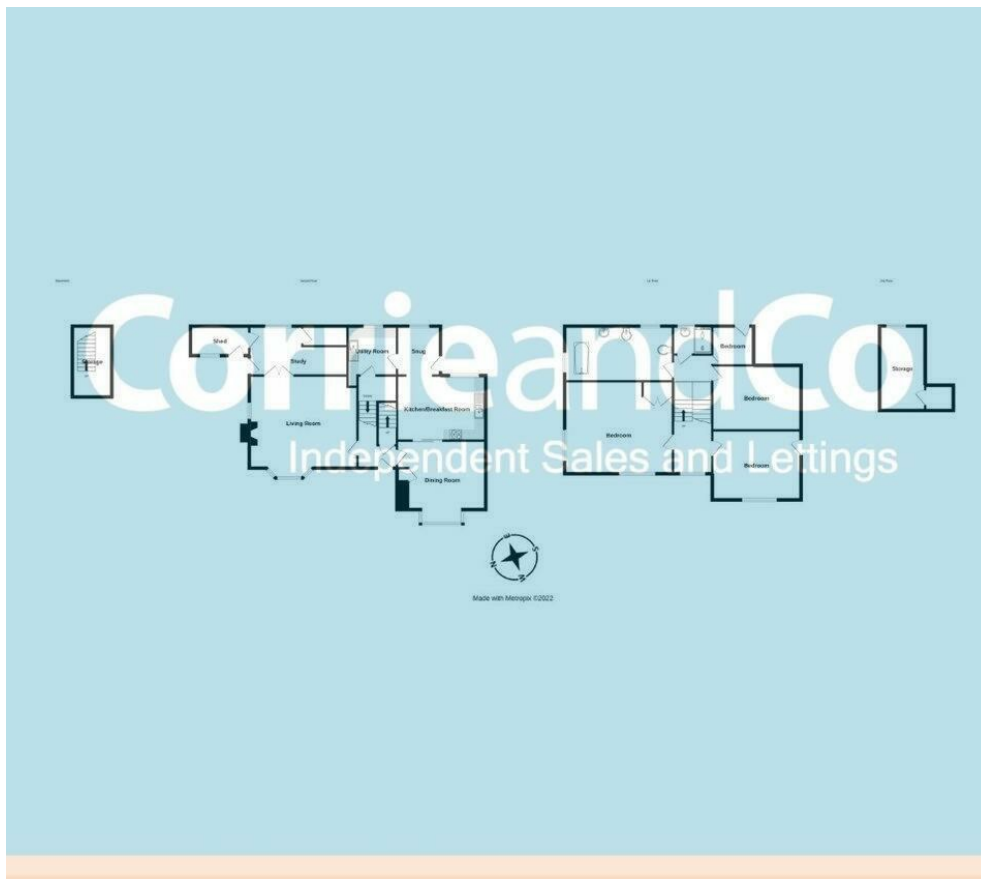
Road Map



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.

