



40 Leven Road

Ulverston, LA12 9FH

Offers In The Region Of £325,000



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This newly constructed (2024) detached home in the charming market town of Ulverston is beautifully presented throughout, offering a perfect blend of modern comfort and timeless style. The property features spacious, light-filled living areas, a contemporary kitchen with high-quality fittings, and elegant finishes that create a warm and welcoming atmosphere. The home benefits from a good-size lawned rear garden, a private driveway. Ideal for families or those seeking a stylish, low-maintenance residence.

Approaching the property, you're welcomed by a neat front garden and a tarmac driveway providing off-road parking. Step inside through the front door into a small vestibule, which opens into a bright and spacious lounge and dining area.

The ground floor is beautifully presented in a light, neutral décor, enhanced by herringbone wood-effect flooring that flows seamlessly throughout. The lounge/dining room enjoys plenty of natural light and features double doors opening out to the rear garden, creating an easy connection between indoor and outdoor living.

From the lounge/dining area, there is access to the stylish contemporary kitchen. The kitchen is fitted with pale grey wall and base units, complemented by high-quality work surfaces and integrated appliances including a dishwasher and induction hob, finished with a chrome splashback and matching extractor hood — a sleek and practical space for modern living.

An inner hallway provides access to the ground-floor WC and the staircase to the first floor.

Upstairs, there are three well-proportioned bedrooms. The master bedroom benefits from a modern en-suite shower room, while the remaining two bedrooms share a beautifully appointed family bathroom, all finished to a high standard.

Externally, the rear of the property features an enclosed lawned garden with fencing, offering a private and safe space for relaxation or play. The detached garage, which houses the boiler, also provides plumbing for a washing machine and additional storage.

This newly constructed (2024) detached home in the charming market town of Ulverston offers a perfect blend of modern comfort, elegant style, and low-maintenance living — ideal for families or those seeking a stylish new home in a desirable location.

Porch

3'3" x 3'3" (0.993 x 0.991)

Living-Dining Room

23'0" x 10'7" (7.011 x 3.228)

Kitchen

8'6" x 8'1" (2.598 x 2.476)

Stairway

8'8" x 3'6" (2.651 x 1.081)

Ground Floor WC

5'3" x 2'9" (1.602 x 0.863)

Landing

10'6" x 7'11" (3.208 x 2.437)

Family Bathroom

8'1" x 6'2" (2.489 x 1.898)

Bedroom Two

13'3" x 8'6" (4.041 x 2.603)

Bedroom One

11'5" x 11'4" (3.481 x 3.466)

En Suite

7'10" x 3'2" (2.395 x 0.989)

Bedroom Three

8'0" x 7'6" (2.461 x 2.308)

Garage

14'0" x 8'2" (4.284 x 2.494)



- Detached House
- Three Bedrooms
- Gardens Front and Rear
- Management Fee £195.00 PA

- Stylish Open Plan Living
 - EnSuite to Master
- Off Road Parking and Garage
- Council Tax Band D



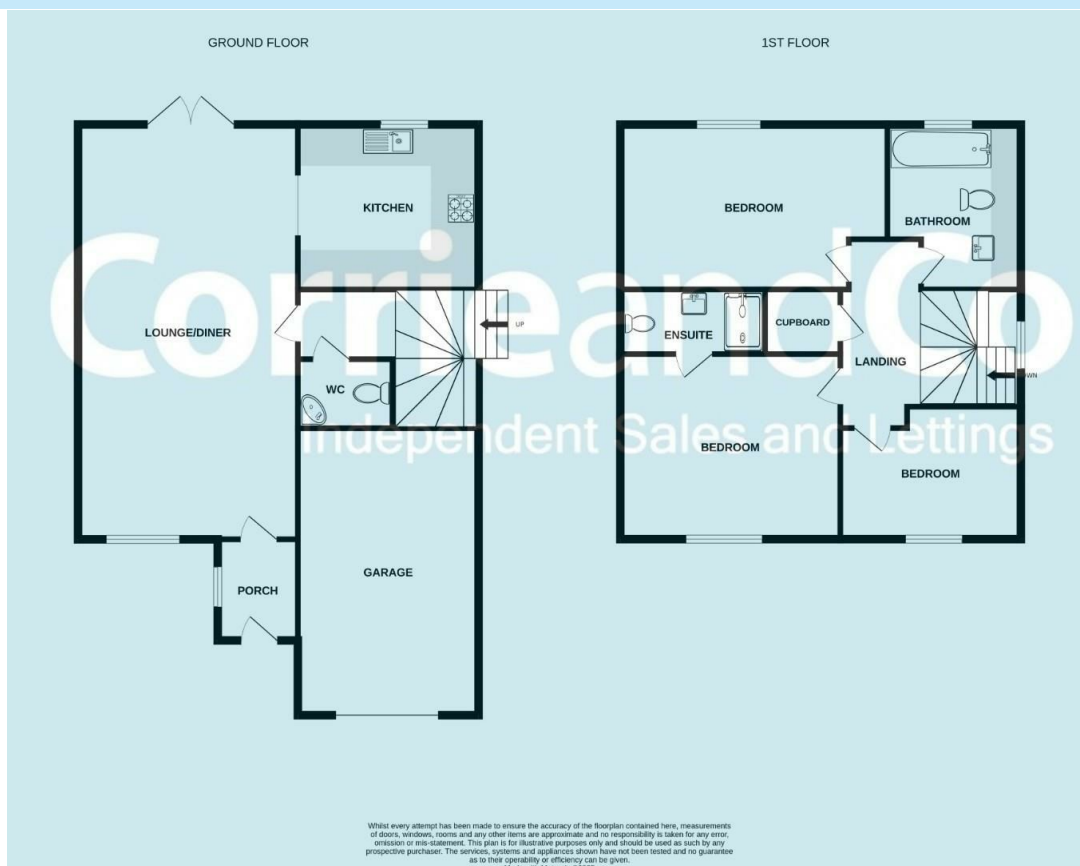
Road Map



Terrain Map



Floor Plan



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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.

