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INDEPENDENT SALES & LETTING AGENTS



Kampylite Marsh Lane

Askam-In-Furness, LA16 7DB

Offers In The Region Of £440,000

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**POTENTIAL TO SPLIT LAND AND HOUSE* Contact the office for further details. Welcome to this charming dormer-bungalow offering an amazing amount of indoor and outdoor space. With two upstairs and two downstairs bedrooms, the property offers options for traditional and lateral living. Further attractive features include two garden spaces, two off road parking areas, a detached garage and a modern open kitchen dining space. With close local amenities and transport links, this home is likely to gather plenty of interest.*

This substantial detached property offers an exceptionally flexible layout set across two floors, packed with outbuildings, dual garden spaces, and ample parking solutions including an attached parking spot, second parking space, and a large detached garage.

You enter the ground floor into a wide central hallway featuring built-in storage cupboards. To the left, a bright and welcoming lounge forms the primary living room. Positioned at the front right is a well-proportioned kitchen fitted with integrated cooking facilities, large cupboard and worktop spaces and a sink. Centrally, the formal dining room features double doors leading directly into a light-filled rear conservatory that overlooks the main rear garden. Two spacious ground-floor bedrooms are positioned off the hallway, served by a full family bathroom fitted with a bath, toilet, separate shower and washbasin. Externally, the property boasts incredible outbuilding versatile space, including a detached garage, a dedicated garden sun room, a handy garden storage shed, a second detached garden area, and two convenient off-road parking options.

The first floor is accessed via the central staircase leading to a landing with additional storage. This level features two further expansive bedrooms, both illuminated by feature skylights. The principal suite includes its own private ensuite bathroom complete with a bath, toilet, and washbasin, completing a remarkably versatile layout tailored for multi-generational living or growing families.

Entrance Hall
5.15

Lounge
19'5" x 13'1" / 11'3" (5.93 x 4.00 / 3.43)

Kitchen
14'9" x 10'9" (4.52 x 3.30)

Dining Room
10'5" x 9'8" / 12'6" (3.20 x 2.95 / 3.82)

Conservatory
12'1" x 9'6" (3.69 x 2.90)

Bedroom One
15'4" x 10'5" (4.69 x 3.20)

Bedroom Two
14'4" x 9'10" (4.39 x 3.02)

Family Bathroom
10'11" x 5'6" (3.35 x 1.70)

Bedroom Three
13'7" / 15'3" x 11'9" (4.16 / 4.65 x 3.59)

Bedroom Four
18'11" (max to eaves) x 19'5" (5.77 (max to eaves) x 5.92)



- Close to Local Amenities
- Detached Garage
- Near to Transport Links
- Gas Central Heating
- 2 Separate Gardens
- Off Road Parking
- Council Tax Band - D
- EPC - C









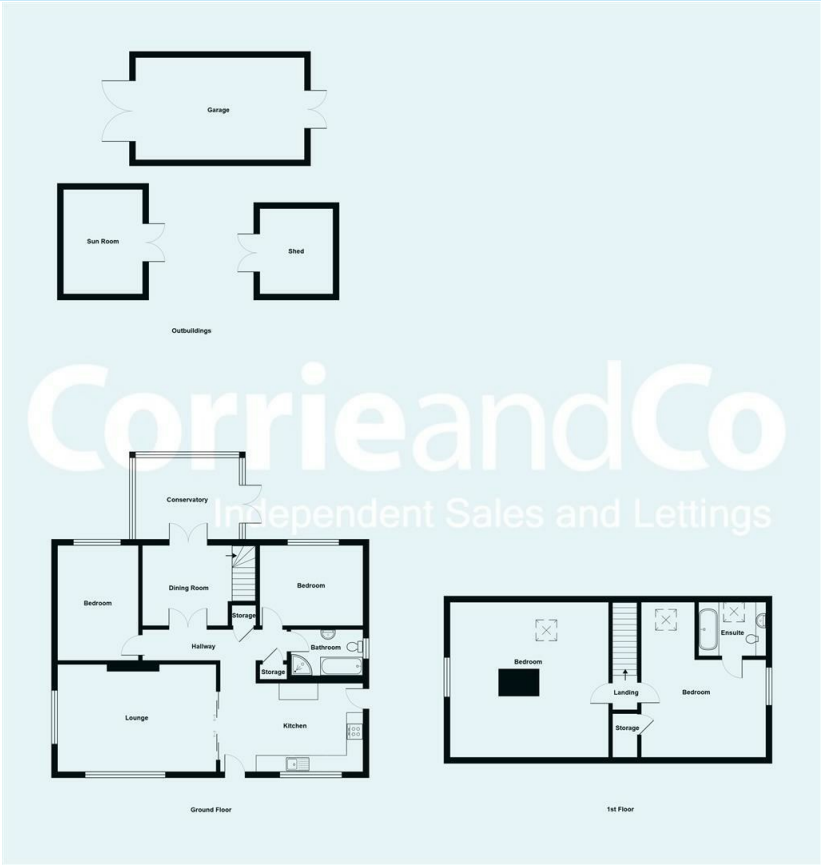
Road Map



Terrain Map



Floor Plan



CorrieandCo
Independent Sales and Lettings

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.

