



37 Parklands Drive

Askam-In-Furness, LA16 7JP

Offers In The Region Of £350,000



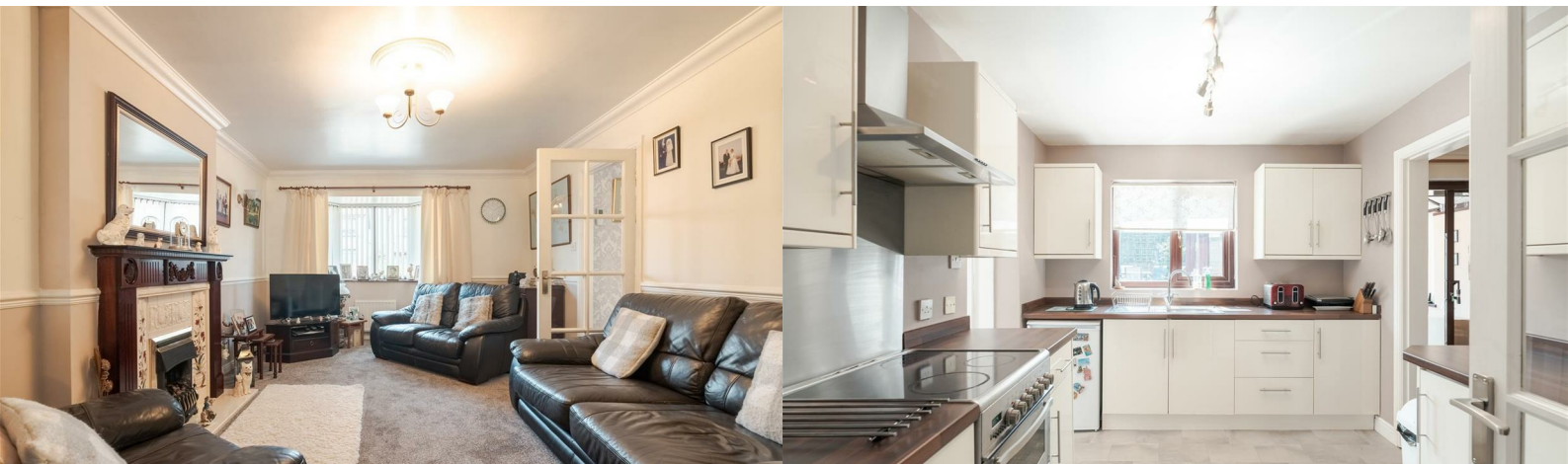
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Nestled in a highly sought-after location, this impressive four-bedroom family home offers spacious and versatile living, perfect for modern family life. Conveniently situated close to local amenities, schools, and transport links, the property benefits from an integral garage, ample off-road parking, and a generous rear garden ideal for relaxing or entertaining. Combining space, practicality, and an excellent location, this is a fantastic opportunity for families looking for their forever home.

Stepping through the porch, you're welcomed into a spacious entrance hallway with useful understairs storage and access to the integral garage. To the front of the property is a generous lounge, featuring a charming bay window and attractive fireplace, creating a warm and inviting space to relax. Double doors open through to the dining room, making it ideal for both family living and entertaining.

The dining room enjoys views over the rear garden and flows seamlessly into the bright conservatory, providing an additional reception area that's perfect for enjoying the garden all year round.

The modern fitted kitchen offers a range of wall and base units with ample worktop space and leads through to a practical utility room with a convenient downstairs WC. From here, there is access to the rear garden, making everyday family life both practical and convenient.

Heading upstairs, the spacious landing gives access to four well-proportioned bedrooms, all offering comfortable accommodation. The impressive principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom complete with a three-piece suite. Multiple built-in storage cupboards provide excellent additional storage throughout the first floor.

Externally, the property continues to impress with off-road parking leading to the integral garage, while the enclosed rear garden offers a fantastic space for children to play, outdoor dining, or simply relaxing. A detached sunroom at the rear of the garden provides a versatile space, ideal as a home office, gym, hobby room or peaceful retreat.

Lounge

16'7" x 11'7" (5.08 x 3.55)

Dining Room

8'2" x 11'4" (2.49 x 3.47)

Kitchen

11'4" x 8'11" (3.46 x 2.72)

Conservatory

12'7" x 10'2" (3.86 x 3.11)

Utility

5'6" x 8'7" (1.69 x 2.64)

Bedroom One

8'7" x 19'7" (2.63 x 5.99)

En Suite

7'6" x 8'8" (2.30 x 2.66)

Bedroom Two

9'1" x 13'1" (2.77 x 4.01)

Bedroom Three

13'2" x 9'1" (4.02 x 2.77)

Bedroom Four

8'3" x 8'0" (2.52 x 2.46)

Bathroom

8'3" x 8'2" (2.52 x 2.49)

Integral Garage

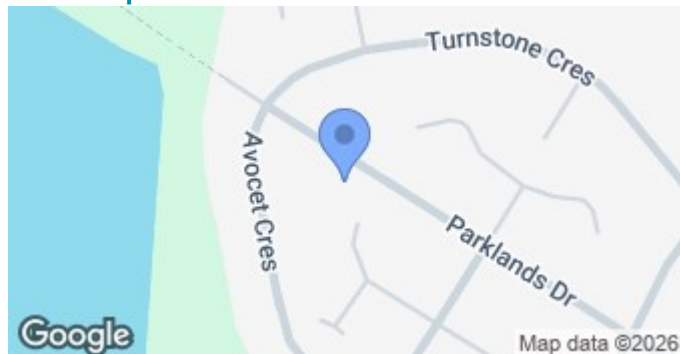


- Ideal Family Home
- Garden to Rear
- Close to Amenities
- Off Road Parking
- Gas Central Heating

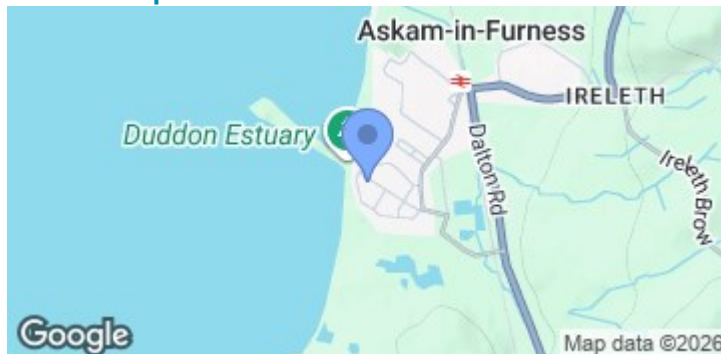
- Sought-after Location
- Neutral Decor Throughout
 - Integral Garage
 - Double Glazing
- Council Tax Band - D



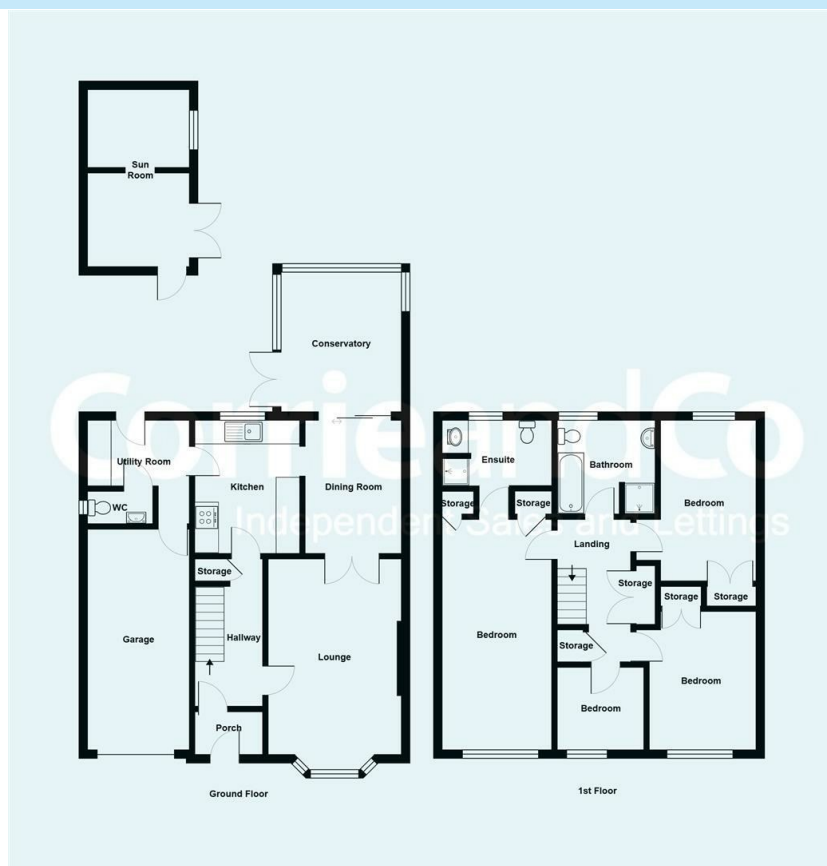
Road Map



Terrain Map



Floor Plan



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.

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		