



Burlington Rise

Kirkby-in-Furness



For life

Lancet Homes is one of the leading family-run and privately owned house builders in the North West, with extensive experience in the residential property sector and construction industry.

With the backing of the Brookhouse Group, whose origins can be traced back to the 1930s, Lancet Homes is able to offer customers peace of mind and reassurance that they are working with true experts in the industry.







Homes for the

whole family

This stunning collection of two, three, and four bedroom homes, comprising detached, semi-detached, mews and bungalows, adjacent to a well-established primary school, is surrounded by rolling countryside. With its excellent travel connections, Burlington Rise is the perfect place for you to call home.

Lancet Homes offer a range of schemes to help you move. Please speak to us for more information.

The homes come complete with gardens and parking, with larger properties also benefiting from garages. Offering generous bedrooms, a family bathroom and a spacious lounge and kitchen area, these homes ensure that there is ample room for the whole family to make their own. The development is set in the village of Kirkby-in-Furness, on the edge of the Lake District National Park, offering far-reaching views across the Duddon Estuary. The popular market town of Ulverston is just a short drive away.

Burlington Rise offers excellent transport links, with easy access to the A595 and the M6, making travel across the north simple. Kirkby-in-Furness train station, providing a regular service, is just 10 minutes' walk away.

Perfectly

placed

Burlington Rise is perfectly placed in the charming village of Kirkby-in-Furness, offering a tranquil and beautiful base to enjoy your home life, while having to hand an array of easily accessible amenities.

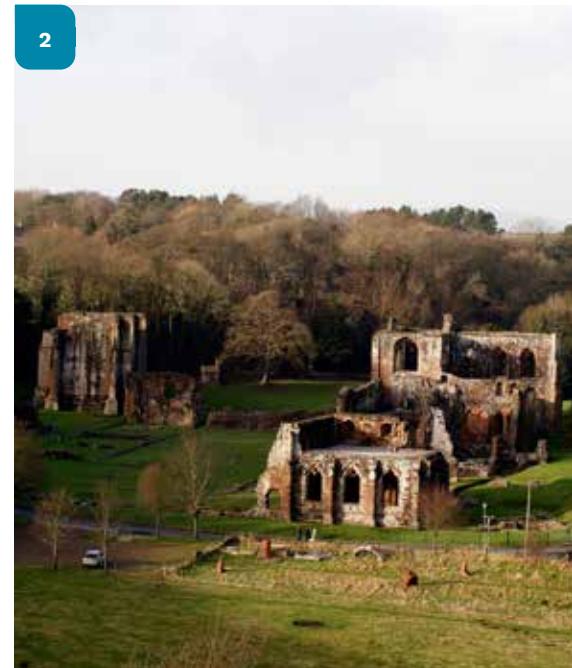
Your new community is not short of food and drinks options, with the 17th-century village pub, The Ship Inn, an easy walking distance from your front door. Situated on the Cumbria Cycle Way, it's the ideal spot for refreshing drinks and a traditional pub meal, after a day's cycling – and, from the outside terrace, you can even take in views across the estuary. Furthermore, just a 15-minute train ride brings you to Barrow-in-Furness, where you can sample a huge variety of restaurants, with a wide choice of cuisine.

For families with school-age children, there are several options in the area: Burlington Church of England Primary School lies next to the development, while Broughton-in-Furness Church of England Primary School is just four miles away – both of which also offer preschool provision. For children of secondary-school age, Ulverston Victoria High School is within easy reach by car.

Ford Park, just 14 minutes away by car and free to visit, boasts nine acres of open space and is packed with activities for children of all ages, including a large natural playground and nature trails. Half a mile further afield, you will find the charming market town of Ulverston, with its labyrinth of cobbled streets, offering a range of shops, bakeries, butchers, fishmongers and more. You can also visit the frequent indoor and outdoor markets – which have been taking place since 1280. Why not make a day of it and play a round of golf at Ulverston Golf Club or treat yourself to Cumbria's only make-your-own-gin experience at the award-winning Shed 1 Distillery?



1



2



3



4



Plenty for you to explore

Your new home is ideally situated, with plenty of amenities. In nearby Dalton-in-Furness, Dalton Leisure Centre boasts a gym, various fitness classes and a swimming pool. There's even a poolside splash zone to keep younger children entertained. Hollywood Park, in Barrow-in-Furness, offers a variety of retail options, with larger stores such as Currys and TK Maxx, as well as all of the latest films on show at the Vue cinema.

Be spoiled for choice with options for days out with family and friends. The South Lakes Safari Zoo is a must for big-cat fans and can be reached in under 15 minutes. Just slightly further afield, you will find the popular Lakes Aquarium, home to hundreds of creatures. You can also enjoy visiting a variety of museums and historic buildings, such as Furness Abbey.

For a different day out, Roanhead beach is just 15 minutes' drive away, making a trip to the coast a breeze. Take the dog for a walk, soak in the Duddon Estuary views and explore this designated nature reserve – home to numerous rare plants, as well as birds and amphibians aplenty. For water activities and walking trails, the Lake District National Park, easily accessible via the M6, lies just to the north.



- | | |
|-------------------------------------|-----------------------------------|
| 1 Buckthorn Lane, Kirkby-in-Furness | 5 Dalton-in-Furness |
| 2 Furness Abbey | 6 Barrow-in-Furness |
| 3 Lakes Aquarium | 7 Roanhead Beach |
| 4 The Mill | 8 The Lake District National Park |



A well-thought-out

specification

Personalise your
new Lancet home

Ask a sales consultant about your options.



Homes designed for living, with a specification that offers the perfect combination of form and function.

Benefitting from high-quality fixtures and fittings throughout, each and every home at Burlington Rise will be finished to the same exceptional standard you've come to expect from a Lancet home.

For those extra special finishing touches, we offer a range of optional extras to allow you to personalise your home ready for you to move in. Just speak to your sales executive and they will be able to show you our full range of optional extras.



Find out more

For more information about Burlington Rise, please get in touch with us.

See the show home

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The Layout of Homes



Burlington Rise



- The Ayr**
2 bedroom semi-detached bungalow
- The Sandown**
2 bedroom semi-detached and mid mews homes
- The Epsom**
3 bedroom end mews home
- The Ripon**
3 bedroom detached and semi-detached homes
- The Windsor**
3 bedroom detached home
- The Worcester**
3 bedroom detached and semi-detached homes
- The Cartmel**
4 bedroom detached home
- The Newbury**
4 bedroom detached home
- Affordable Housing



The Layout of Homes

Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Executive for specific details.





- Lounge/dining leading to garden
- Large bathroom
- Separate kitchen
- Parking



Ground Floor

Kitchen	4360mm x 2810mm
Lounge/Dining	5630mm x 3250mm
Bedroom 1	3920mm x 3720mm
Bedroom 2	3830mm x 2430mm
Bathroom	2430mm x 2160mm

Computer generated image is not to scale. Finishes and materials may vary from those shown. Landscaping is illustrative only. Please note floor plans and dimensions are taken from architectural drawings and are for guidance only, please ask to see plot-specific working drawings. Kitchen layouts are for illustrative purposes only, please ask to see separate kitchen layouts. Please note bricks, roof colour and render may vary by plot. Please ask your sales executive for specific information.

The **Kempton** 2 bedroom semi-detached home

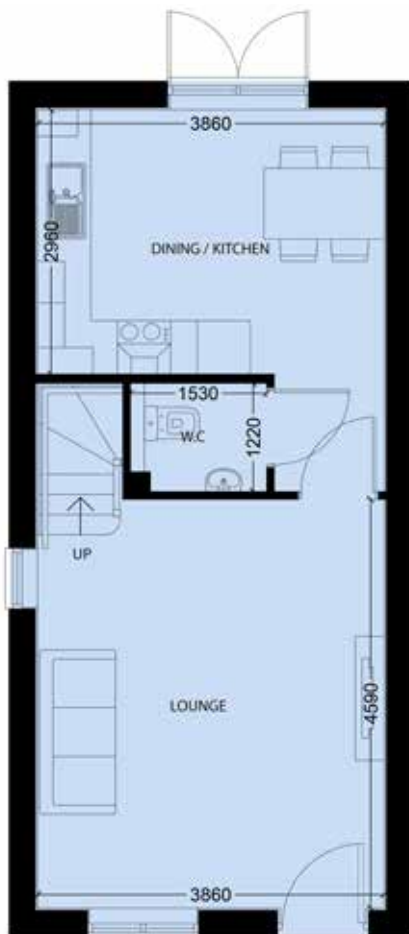


- Kitchen/dining leading to garden
- 2 double bedrooms
- Parking
- Spacious lounge
- Large bathroom



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Ground Floor

Kitchen/Dining	3860mm x 2960mm
Lounge	4590mm x 3860mm
WC	1530mm x 1220mm



First Floor

Bedroom 1	3860mm x 2980mm
Bedroom 2	3860mm x 2760mm
Bathroom	2760mm x 1960mm





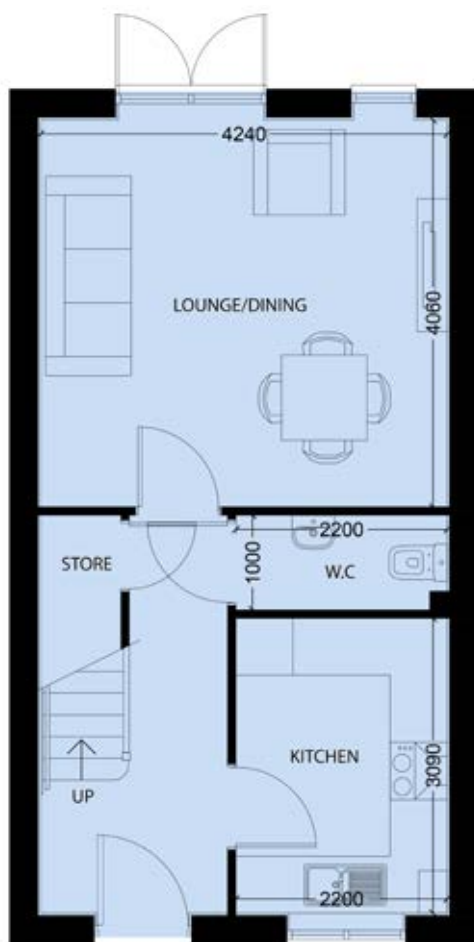
The Sandown 2 bedroom semi-detached and mid mews homes

- Lounge/dining leading to garden
- 2 double bedrooms
- Parking
- Separate kitchen
- Large bathroom



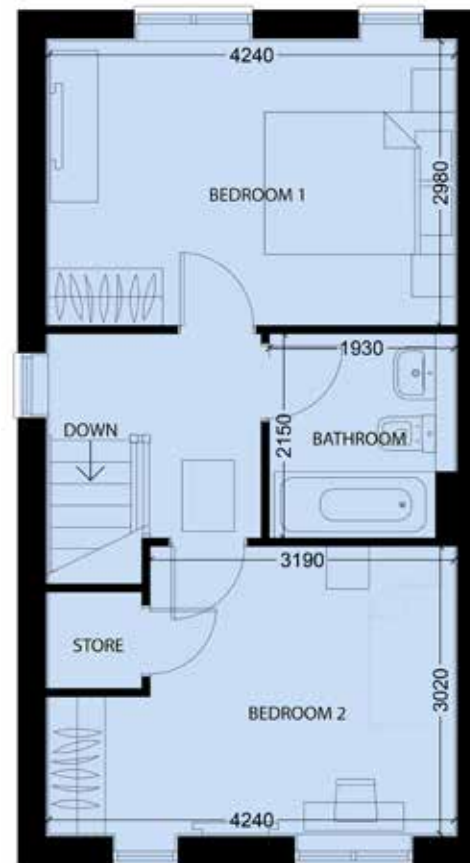
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HOMES





Ground Floor

Kitchen	3090mm x 2200mm
Lounge/Dining	4240mm x 4060mm
WC	2200mm x 1000mm



First Floor

Bedroom 1	4240mm x 2980mm
Bedroom 2	4240mm x 3020mm
Bathroom	2150mm x 1930mm



- Lounge/dining leading to garden
- 2 double bedrooms
- En-suite to bedroom 1
- Separate kitchen
- Large bathroom
- Parking



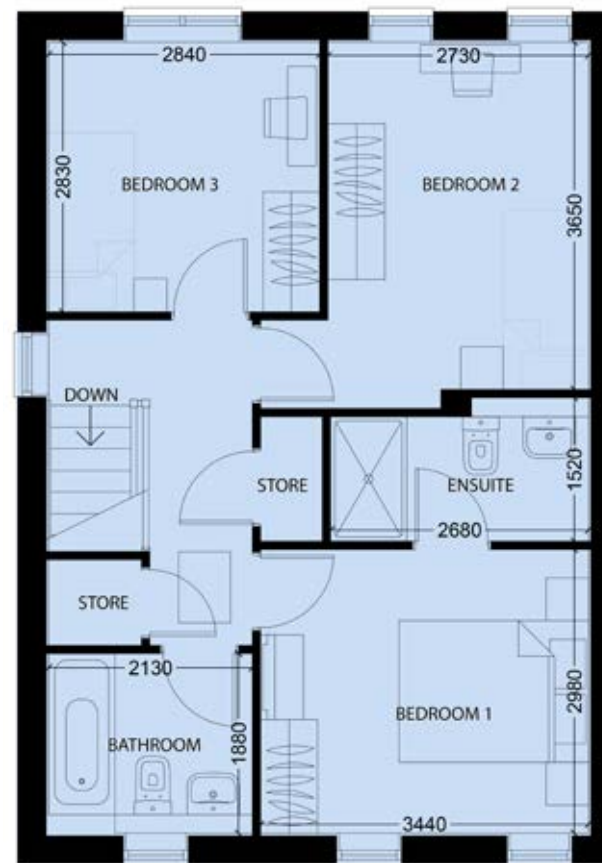
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Ground Floor

Kitchen	3090mm x 2470mm
Lounge/Dining	4370mm x 3860mm
WC	1780mm x 1450mm



First Floor

Bedroom 1	3440mm x 2980mm
En-suite	2680mm x 1520mm
Bedroom 2	3650mm x 2730mm
Bedroom 3	2840mm x 2830mm
Bathroom	2130mm x 1880mm



The **Ripon** 3 bedroom detached and semi-detached homes

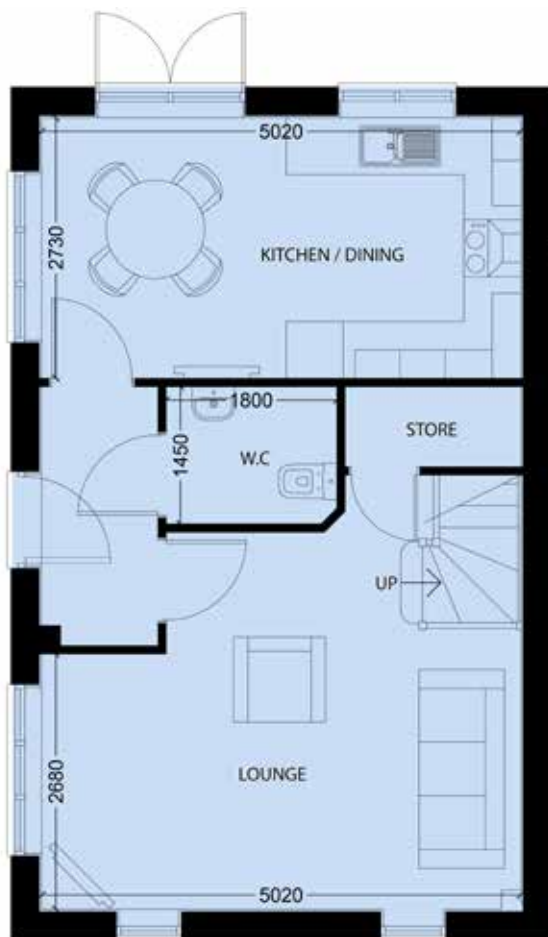


- Kitchen/dining leading to garden
- Large bathroom
- Parking
- Spacious lounge
- En-suite to bedroom 1



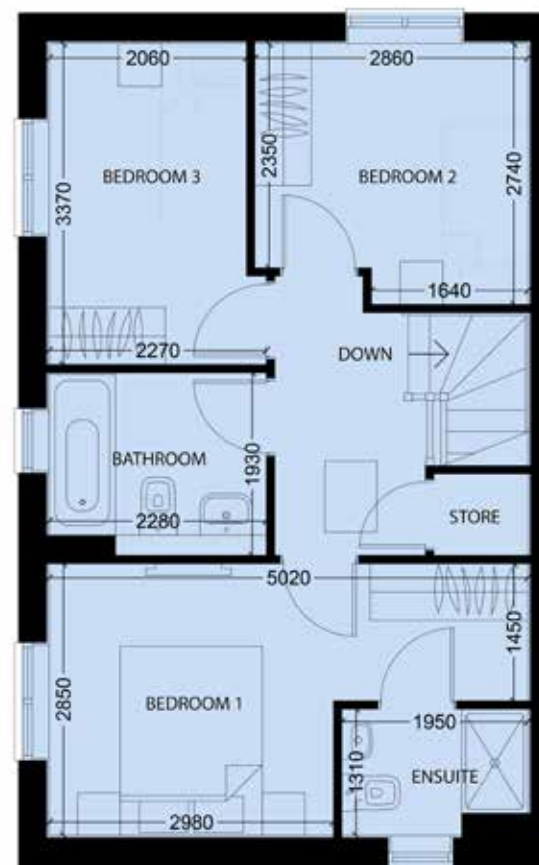
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Ground Floor

Kitchen/Dining	5020mm x 2730mm
Lounge	5020mm x 2680mm
W.C	1800mm x 1450mm



First Floor

Bedroom 1	5020mm x 2850mm
En-suite	1950mm x 1310mm
Bedroom 2	2860mm x 2740mm
Bedroom 3	3370mm x 2270mm
Bathroom	2280mm x 1930mm



The Windsor 3 bedroom detached home



- Kitchen/dining leading to garden
- 3 double bedrooms
- Dressing to bedroom 1
- Garage
- Spacious lounge
- En-suite to bedroom 1
- Family bathroom



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Ground Floor

Kitchen/Dining	4770mm x 3300mm
Lounge	4560mm x 3290mm
WC	1800mm x 1440mm
Garage	6030mm x 2960mm

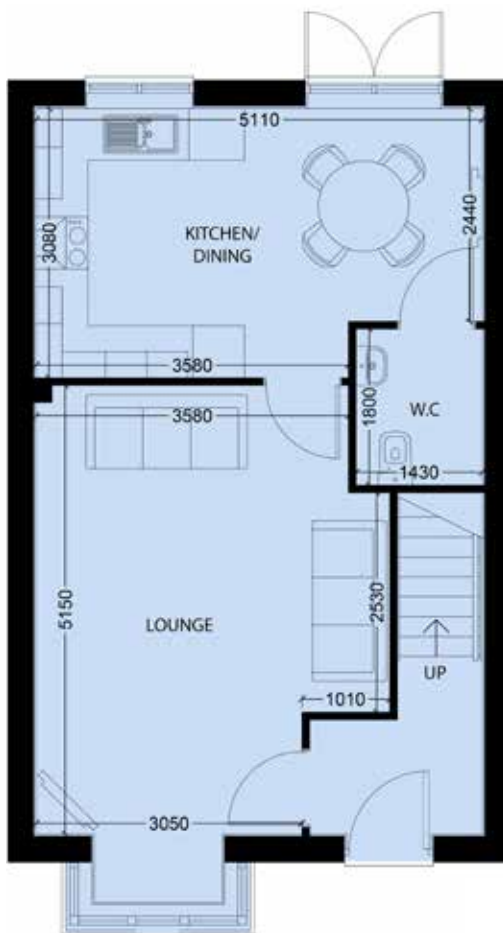


First Floor

Bedroom 1/Dressing	5940mm x 3140mm
En-suite	2160mm x 1960mm
Bedroom 2	3760mm x 2790mm
Bedroom 3	4120mm x 2790mm
Bathroom	2130mm x 1940mm



- Kitchen/dining leading to garden
- 2 double bedrooms
- Family bathroom
- Spacious lounge with feature bay window
- En-suite to bedroom 1
- Parking



Ground Floor

Kitchen/Dining	5110mm x 3080mm
Lounge	5150mm x 3580mm
WC	1800mm x 1430mm



First Floor

Bedroom 1	3580mm x 2820mm
En-suite	3010mm x 1200mm
Bedroom 2	3360mm x 3030mm
Bedroom 3	2600mm x 2120mm
Bathroom	2190mm x 1910mm



The Cartmel 4 bedroom detached home



- Kitchen/dining/family leading to garden
- 4 double bedrooms
- Family bathroom
- Spacious lounge with feature bay window
- En-suite to bedroom 1
- Double garage



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Ground Floor

Kitchen/Dining/Family	6250mm x 5810mm
Utility	2170mm x 1940mm
Lounge	6170mm x 3240mm
WC	1940mm x 1430mm
Garage	5410mm x 5220mm



First Floor

Bedroom 1	3690mm x 3440mm
En-suite	2650mm x 1380mm
Bedroom 2	3550mm x 3280mm
Bedroom 3	3330mm x 3040mm
Bedroom 4	3270mm x 3040mm
Bathroom	2210mm x 2060mm

The Newbury 4 bedroom detached home



- Dining/family/kitchen
- 2 double bedrooms
- Family bathroom
- Spacious lounge leading to garden
- En-suite to bedroom 1
- Garage



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Ground Floor

Kitchen	4450mm x 2750mm
Dining/Family	4750mm x 3360mm
Lounge	4750mm x 3420mm
WC	2160mm x 1450mm

First Floor

Bedroom 1	3420mm x 2980mm
En-suite	2010mm x 1680mm
Bedroom 2	4450mm x 2750mm
Bedroom 3	3250mm x 2330mm
Bedroom 4	3250mm x 2330mm
Bathroom	2270mm x 1890mm





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