



# 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

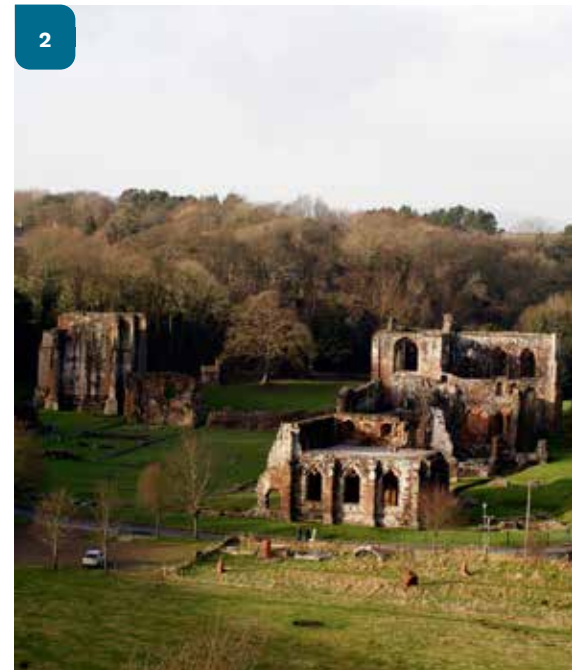
placed

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?





## 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
- 2 Furness Abbey
- 3 Lakes Aquarium
- 4 The Mill
- 5 Dalton-in-Furness
- 6 Barrow-in-Furness
- 7 Roanhead Beach
- 8 The Lake District National Park



The Layout of Homes



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# 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.



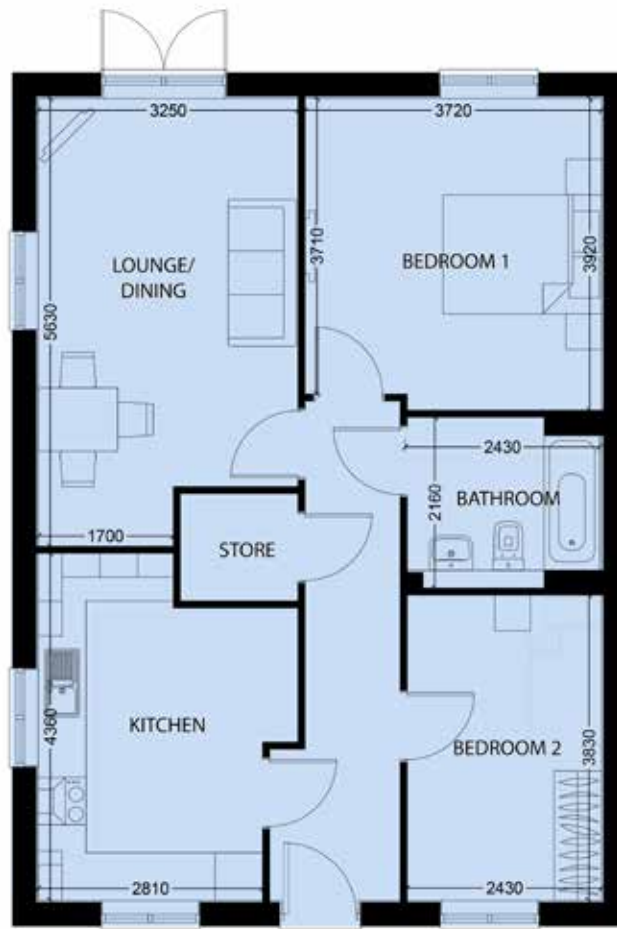


- Lounge/dining leading to garden
- Large bathroom
- Separate kitchen
- Parking



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Ground Floor	<b>Kitchen</b>	4360mm x 2810mm
	<b>Lounge/Dining</b>	5630mm x 3250mm
	<b>Bedroom 1</b>	3920mm x 3720mm
	<b>Bedroom 2</b>	3830mm x 2430mm
	<b>Bathroom</b>	2430mm x 2160mm

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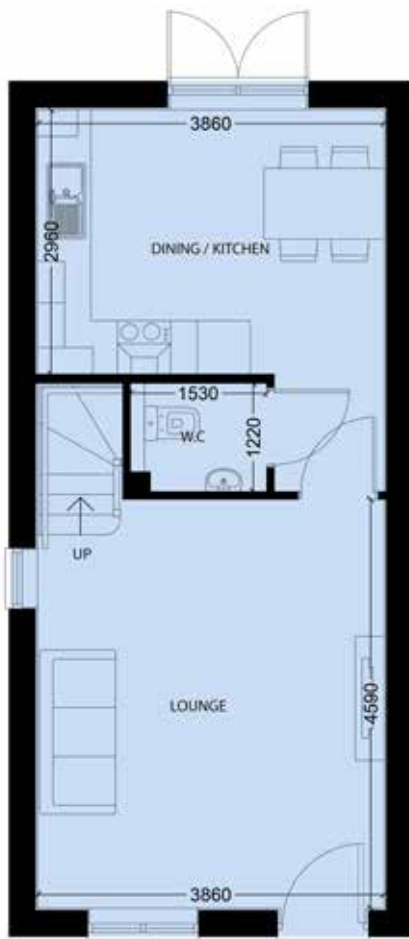
The **Kempston** 2 bedroom semi-detached home

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



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Ground Floor

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



First Floor

<b>Bedroom 1</b>	3860mm x 2980mm
<b>Bedroom 2</b>	3860mm x 2760mm
<b>Bathroom</b>	2760mm x 1960mm

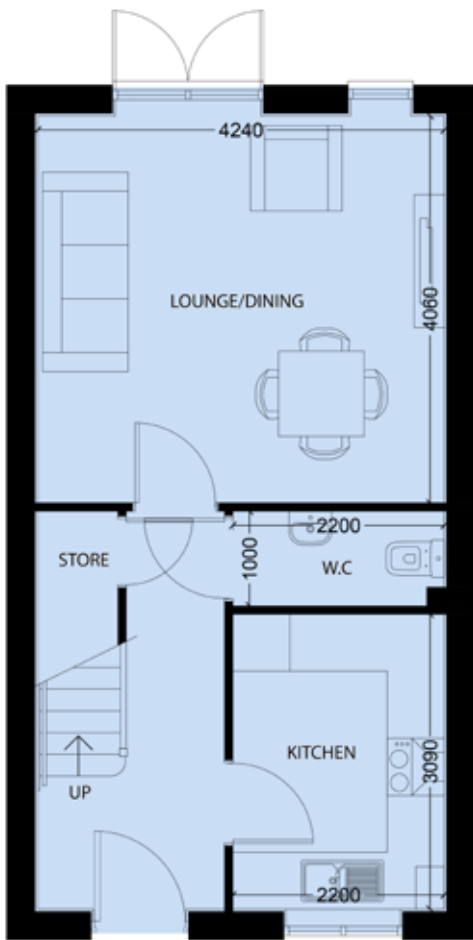




The Sandown 2 bedroom semi-detached and mid mews homes

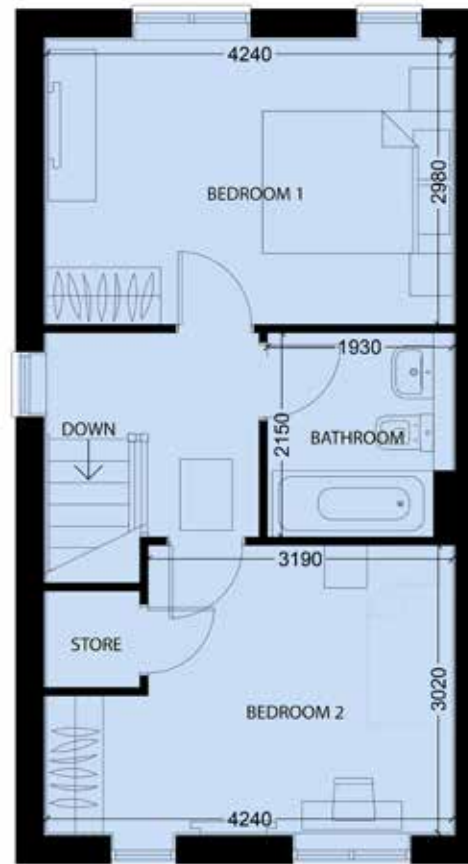
- Lounge/dining leading to garden
- 2 double bedrooms
- Parking
- Separate kitchen
- Large bathroom





Ground Floor

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



First Floor

<b>Bedroom 1</b>	4240mm x 2980mm
<b>Bedroom 2</b>	4240mm x 3020mm
<b>Bathroom</b>	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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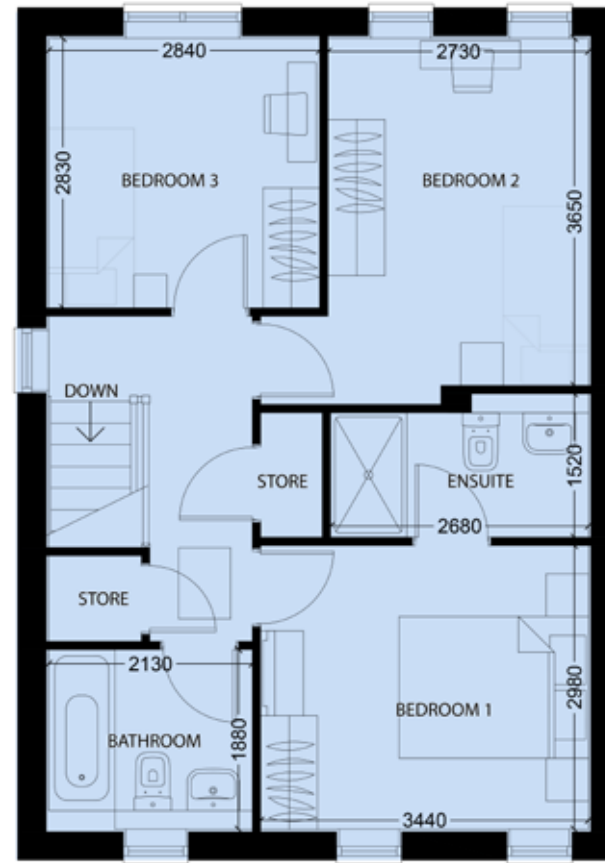






Ground Floor

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



First Floor

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

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

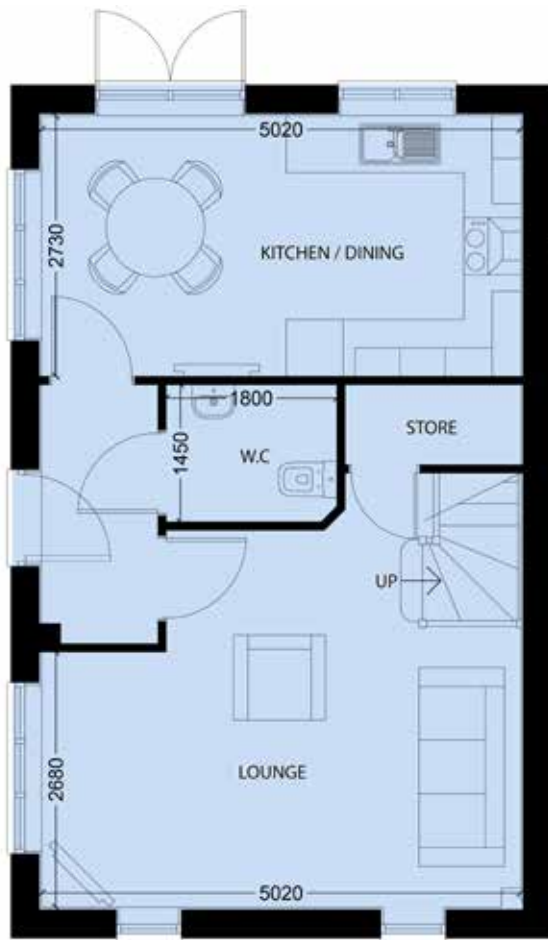


- Kitchen/dining leading to garden
- Large bathroom
- Parking
- Spacious lounge
- En-suite to bedroom 1



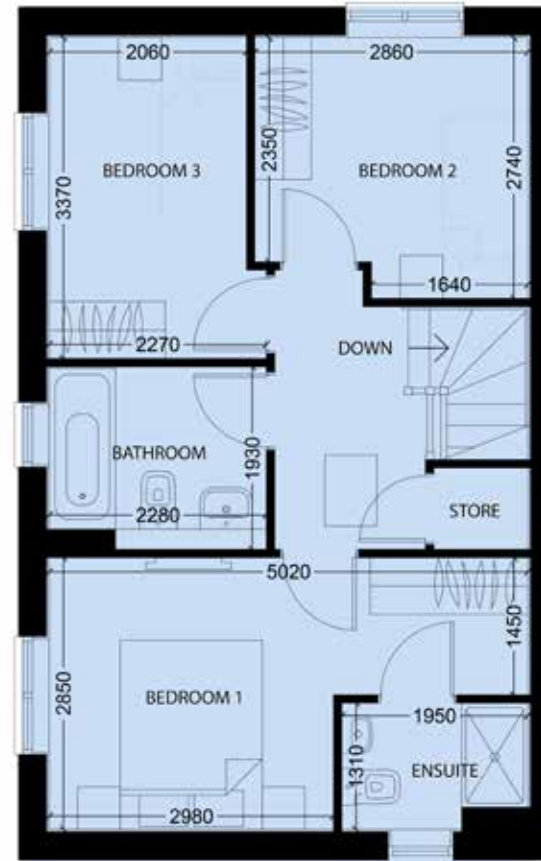
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Ground Floor

<b>Kitchen/Dining</b>	5020mm x 2730mm
<b>Lounge</b>	5020mm x 2680mm
<b>WC</b>	1800mm x 1450mm



First Floor

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

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The Windsor 3 bedroom detached home

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





Ground Floor

<b>Kitchen/Dining</b>	4770mm x 3300mm
<b>Lounge</b>	4560mm x 3290mm
<b>W.C</b>	1800mm x 1440mm
<b>Garage</b>	6030mm x 2960mm



First Floor

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

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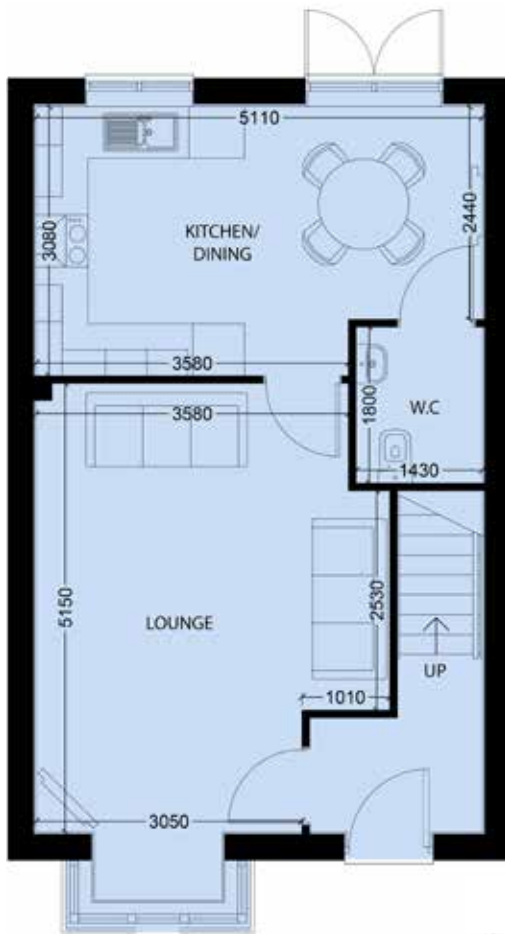
The **Worcester** 3 bedroom detached and semi-detached homes

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



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**Ground Floor**

<b>Kitchen/Dining</b>	5110mm x 3080mm
<b>Lounge</b>	5150mm x 3580mm
<b>W.C.</b>	1800mm x 1430mm



**First Floor**

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

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



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**Ground Floor**

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



**First Floor**

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

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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**

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

**First Floor**

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

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The Specification

# Specification

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

At Lancet Homes, we understand that your home needs to be about your lifestyle, as well as looking good. That's why our specification offers you great quality, that's designed to last. With consideration given to each room in your home, as well as your outdoor space, we're confident you'll agree you have everything you need.

For those extra special finishing touches, we can also offer a range of options to allow you to personalise your home ready for you to move in. All you need to do is speak to your sales executive and they'll be able to show you our full range of optional extras.

Personalise  
your new  
Lancet home

Ask a sales consultant about  
your options.

The Specification

## Kitchen

- > Choice of contemporary and traditional kitchen units
- > Choice of modern worktops with matching upstands
- > 1.5 Bowl stainless steel sink with chrome mixer tap
- > Stainless steel single oven to 2 & 3 bedroom properties
- > Stainless steel double oven to 4 & 5 bedroom properties
- > Stainless steel 4 ring gas hob to 2 & 3 bedroom properties
- > Stainless steel 5 ring gas hob to 4 & 5 bedroom properties
- > Chimney style extractor hood
- > Splashback
- > Plumbing for washing machine and dishwasher (where applicable)
- > Recessed downlighters

## Cloakrooms, bathrooms & en-suites

- > Roca Debba modern white contemporary sanitaryware
- > Aqualisa high quality taps
- > Choice of Porcelanosa tiles (see sales consultant for details)
- > Aqualisa shower to en-suite (where applicable)
- > Recessed downlighters to main bathroom & en-suite
- > Chrome towel rail to main bathroom

## Doors & windows

- > Low maintenance white PVCu double glazed windows
- > White PVCu French doors (where applicable)
- > Black composite front door with chrome ironmongery, multi-point locking system and security chain
- > Modern white internal doors with chrome ironmongery

## General

- > A rated condensing boiler, time & temperature zone control
- > Individual radiator thermostats
- > Loft insulation in line with current building regulations
- > Mains wired smoke detectors
- > White painted walls
- > Smooth white ceilings
- > White gloss paint to woodwork
- > BT points to lounge and bedroom 1
- > TV points to lounge and bedroom 1
- > Premier Guarantee, 10 year Home Warranty
- > Choice of optional extras to personalise your new home (see sales consultant for details)
- > Low energy bulbs throughout

## External finishes

- > Open plan front garden
- > Rear garden to be graded and top soiled
- > 1.8m closeboard fencing to rear boundaries
- > Post and rail divisional fencing

We endeavour to improve our development; therefore, we may occasionally substitute items within this specification. Lancet Homes reserves the right to make these substitutions, as necessary. Please ask for further details. Image depicts a typical Lancet Homes interior.



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Ways We Can Help You Move



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# The schemes we offer

Here at Lancet Homes, we are committed to making your new home purchase experience as easy as possible. To see how we can help smooth the process for you, please take a look at the below schemes, which might help you.



## Assisted Move

### Let us help sell your home.

The Assisted Move scheme allows you to reserve your preferred home for an agreed period of time, while Lancet Homes instructs a local estate agent to market and sell your property for an agreed amount.



## Part Exchange

### Lancet Homes can be your cash buyer.

The Part Exchange Scheme enables Lancet Homes to buy your property from you, at an agreed price, meaning you can avoid the hassle of trying to sell your property and the risk of a chain falling through, and concentrate on your new home.

## Find out more

For further information about any of the schemes listed opposite, please contact one of our sales advisers, any of whom will be happy to help.

### Call us

**0773 199 9286**

### Email us

**[burlington.rise@lancet-homes.co.uk](mailto:burlington.rise@lancet-homes.co.uk)**

### Visit us

**[www.lancet-homes.co.uk](http://www.lancet-homes.co.uk)**





## Find out more

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

[See the show home](#)

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Visit

[www.lancet-homes.co.uk](http://www.lancet-homes.co.uk)



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