



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services

22 Burton Park – Burton in Kendal





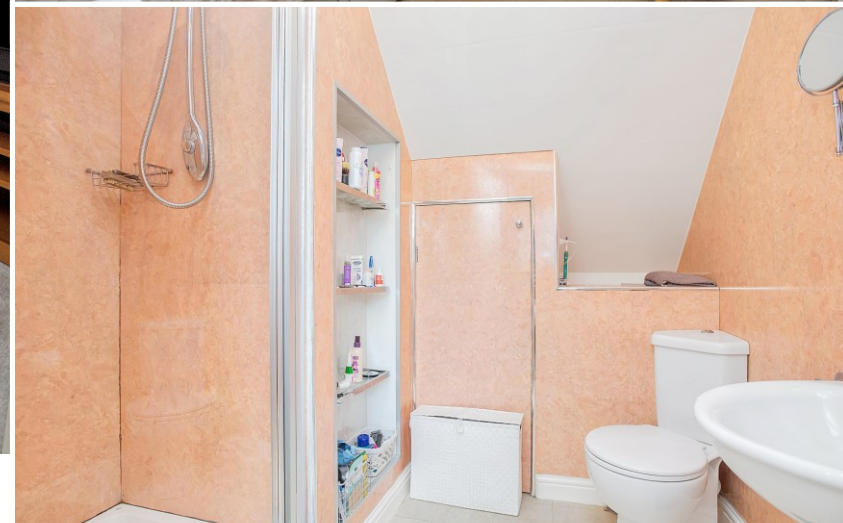
Features

- 4 double bedrooms, 2 with en-suites
- Parking for 3/4 vehicles and a garage
- Separate living room with access to a decked terrace
- Open plan kitchen and diner
- Located close to local amenities and transport links
- Good sized front and rear gardens

A spacious family home with it all! Boasting generous accommodation throughout, the ground floor offers a large, separate living room with access outside to a decked area, an open plan kitchen and diner with dual aspect views to the gardens, a good sized utility room, a double bedroom with an en-suite shower room. The first floor offers a further three double bedrooms, the master with an en-suite shower room and the bright and spacious family bathroom. The

front garden has room to park 3/4 vehicles comfortably with access to the garage and several places to sit out either on the formal lawn or patio courtyard to enjoy the peaceful area. The rear garden is a peaceful retreat with a main lawn surrounded by mature hedges and fencing with a raised decked terrace leading out from the living room providing the ideal place to sit and dine al fresco or for evening drinks with friends. The village

of Burton in Kendal benefits from a village shop and post office and a well regarded local primary school, rated GOOD by Ofsted. There are close transport links to the M6 motorway, Kendal and Lancaster whilst also benefitting from tennis courts, a bowling green and the memorial hall - there is a great sense of community engagement. A regular bus service runs hourly through the village from Lancaster to Keswick.



GROUND FLOOR

Entrance porch

A bright entrance into the home with a tiled floor and space to store coats, bags and shoes.

Hallway

A spacious hallway leading to the main living accommodation on the ground floor. There is an open space under the stairs ideal for a desk or storage unit.

Living room

A separate and generously sized living room boasting french doors leading effortlessly out to a decked, elevated terrace in the rear garden. The feature coal effect fireplace adds a cosy touch to the room with a sandstone surround to create a homely and relaxing space for all the family to gather.

Kitchen/ diner

An open and versatile room with a modern kitchen to one end and a spacious dining area at the other. The kitchen offers front facing views out to the garden through the large picture window with white base and wall units and a good amount of work surface space. Integrated appliances include a waist height oven and grill, dishwasher, gas hood with extractor hood above and room for a large fridge/ freezer. The dining area boasts space to accommodate a table to seat 6 easily also with space to fit a sofa with private views out to the rear garden.

Bedroom 4



A wonderful and bright ground floor bedroom with a large picture window framing views out to the front garden.

En-suite

Boasting underfloor heating, this modern en-suite consists of a large shower cubicle with a mains fed shower and aqua panelled walls, a concealed cistern WC and hand basin within a vanity unit. There are fitted wall cupboards to keep the room clutter free and a heated towel rail.

Utility room

Accessed internally via the kitchen and also benefitting from external doors to the front and rear gardens. This is a large utility room with a Belfast sink and room to accommodate a washing machine and dryer to keep the kitchen utility free. There is storage space and also room to keep coats and shoes.

Garage

A generous sized garage with an up and over front door and a door to the rear leading in to the rear garden. There is light and power present.

FIRST FLOOR

Bedroom 1

A bright double bedroom with elevated views through the picture window out to the front garden. A full wall of floor to ceiling wardrobes with mirrored doors offer space to store everything and also additional eaves storage to the front.

En-suite

Consisting of a corner WC, a hand basin and a mains fed shower with aqua panelled walls. A deep storage cupboard provides additional storage space with a tall heated towel rail.

Bedroom 2

A front facing double bedroom, full of natural light and with eaves storage.

Bedroom 3

A double bedroom with a large picture window affording elevated rear facing garden views and benefitting from an alcove with fitted shelving.

Bathroom

A large, modern bedroom consisting of a bath with an overhead shower with a rainfall head and additional shower head, a concealed cistern WC and a wall mounted hand basin. Two windows allow an abundance of natural light in. The walls are tiled with an oversized grey tile and complementary tiled floor and there is also a heated towel rail and underfloor heating throughout.



Externally

The front garden has been recently landscaped to create a driveway able to accommodate 3 / 4 vehicles with an elevated, private lawn surrounded by mature hedging and trees with a ramp leading down to the front door and a patio seating area. The garage can be found to the end of the driveway and various rockery areas soften the space. The private and peaceful rear garden offers a haven for relaxing and spending time with family. There is a main lawn surrounded by mature hedges and fencing with a low maintenance gravelled area by the utility room and steps lead up to the raised decked space outside the living room, perfect for al fresco dining. There are electrical sockets and a water tap at the front and side of the home.

Useful Information

House built - 1967.

Tenure - Freehold.

Council tax band - D (Westmorland and Furness Council).

Heating - Gas central heating.

Drainage - Mains.

Kitchen installed in 2022.

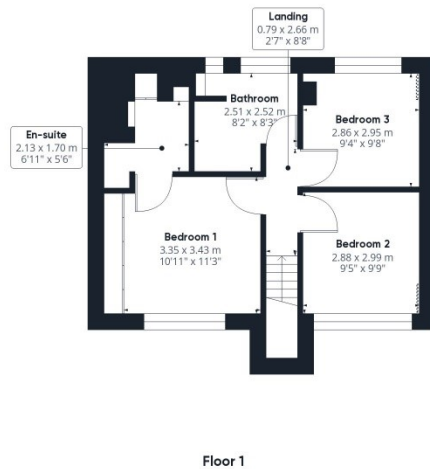
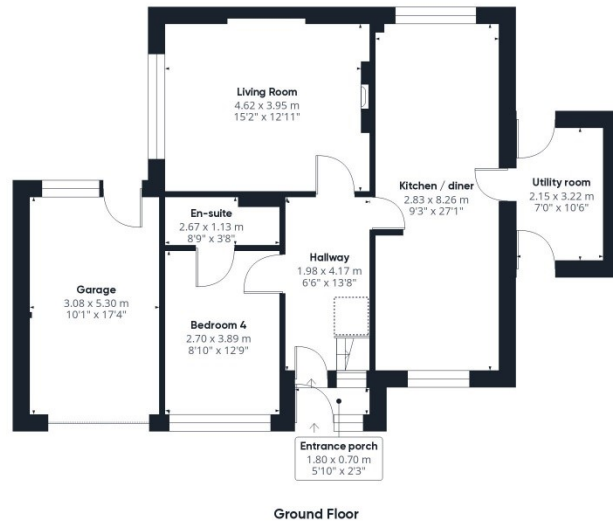
What3Words location - ///harder.pulps.outline.



WATERHOUSE
ESTATE AGENTS
Local, Professional Property Services



22 Burton Park – Burton in Kendal



Approximate total area⁽¹⁾

133.09 m²
1432.55 ft²

Reduced headroom

0.79 m²
8.53 ft²

(1) Excluding balconies and terraces

⌵ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Waterhouse Estate Agents

10 Park Road, Milnthorpe
LA7 7AD

Tel: 01524 760048

info@waterhouseestates.co.uk

www.waterhouseestates.co.uk



**WATERHOUSE
ESTATE AGENTS**

Local, Professional Property Services

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Waterhouse Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.