



2 Carlingdale, Burneside
£475,000



2 Carlingdale

Burneside

A very well proportioned detached family home with beautiful views pleasantly situated at the entrance to a cul-de-sac within Burneside village. The property close to Carus Green Golf Course and is conveniently placed for the local amenities which include a convenience store, public house, railway station, church, well regarded primary school, village hall, bowling green, tennis court and fish and chip shop. The village offers a variety of public footpaths and countryside walks. Burneside is located just 2 miles from the market town of Kendal and is within easy reach of both the Lake District and Yorkshire Dales National Parks and the M6.

The well presented accommodation briefly comprises sun room, entrance hall, sitting room, dining room, breakfast kitchen with pantry and utility room, bedroom, shower room and store to the ground floor and four bedrooms, bathroom and a shower room to the first floor. The property benefits from gas central heating and double glazing and has lovely countryside views.

Outside there is ample driveway parking to the front of the double garage, delightful well maintained gardens and a vegetable garden.

GROUND FLOOR

SUN ROOM

10' 11" x 4' 2" (3.32m x 1.26m)

Both max. Double glazed doors, windows and roof, wall light, tiled flooring.

ENTRANCE HALL

18' 4" x 6' 6" (5.59m x 1.97m)

Both max. Double glazed door and window to porch, double glazed window, radiator, built in cloaks cupboard, oak flooring.

SITTING ROOM

18' 3" x 17' 1" (5.57m x 5.2m)

Both max. Three double glazed windows, radiator, living flame gas stove to feature fireplace, wall lights, oak flooring.

DINING ROOM

16' 10" x 9' 5" (5.14m x 2.88m)

Both max. Two double glazed windows, radiator, built in cupboards, coving, oak flooring.

BREAKFAST KITCHEN

13' 11" x 9' 9" (4.25m x 2.97m)

Both max. Double glazed window, radiator, good range of base and wall units, undermounted stainless steel sink to quartz worktops, space for cooker with extractor hood over, plumbing for dishwasher and washing machine, space for tumble dryer, cupboard housing gas central heating boiler, breakfast bar, recessed spotlights, under wall unit lighting, panelled splashbacks, oak flooring.

PANTRY

5' 5" x 2' 11" (1.65m x 0.89m)

Light and power, fitted worktop and shelving, oak flooring.

UTILITY ROOM

5' 7" x 4' 10" (1.7m x 1.47m)

Light and power, fitted shelving, space for full length fridge and freezer, oak flooring.

REAR HALL

6' 2" x 5' 10" (1.88m x 1.78m)

Both max. Double glazed door to garden, tiled flooring.





BEDROOM

11' 3" x 10' 8" (3.43m x 3.25m)

Double glazed window, radiator.

SHOWER ROOM

8' 2" x 4' 5" (2.48m x 1.35m)

Both max. Double glazed window, heated towel radiator, W.C. and wash hand basin in white, fully tiled walk in shower with electric shower fitment, fitted wall unit, fitted mirror with lighting, shaver point and glass shelf, extractor fan, tiling to walls and floor.

STORE

11' 3" x 2' 11" (3.44m x 0.9m)

Double glazed window, lighting, tiled flooring.

FIRST FLOOR

LANDING

7' 9" x 5' 5" (2.36m x 1.64m)

Both max. Double glazed window.

BEDROOM

12' 4" x 12' 2" (3.76m x 3.72m)

Both max. Double glazed window, radiator, built in wardrobe, built in airing cupboard housing hot water cylinder.

BEDROOM

14' 4" x 10' 4" (4.37m x 3.16m)

Double glazed window, radiator, coving, loft access.

BATHROOM

8' 8" x 5' 7" (2.63m x 1.69m)

Both max. Double glazed window, radiator, three piece suite in white comprises W.C., wash hand basin and corner bath with mixer shower, Fitted mirror, wall units and glass shelf, wall light with shaver point, extractor fan, coving, shaver point, tiling to walls and floor.

SHOWER ROOM

5' 5" x 2' 6" (1.65m x 0.76m)

Both max. Double glazed window, heated towel radiator, fully tiled shower cubicle with thermostatic spa shower fitment, recessed spotlight with extractor fan, fitted cupboard, tiling to walls and floor.





INNER HALL

15' 4" x 3' 7" (4.67m x 1.1m)

Both max. Radiator, built in cupboards, coving, loft access.

BEDROOM

9' 9" x 8' 2" (2.96m x 2.49m)

Double glazed window, radiator, built in wardrobes and cupboards, fitted shelving.

BEDROOM

9' 8" x 6' 10" (2.95m x 2.08m)

Both max. Double glazed window, radiator, built in wardrobe and cupboards.

GARDEN

A beautiful well stocked border lies to the front of the house and a delightful garden at the rear which includes a lawn, paved patio, vegetable beds and a summerhouse. There are power points and water supplies to both the front and rear of the property.

DOUBLE GARAGE

18' 3" max x 17' 0" max (5.57m x 5.20m)

Two electric up and over doors, pedestrian door, double glazed window, light and power.

OFF ROAD

Driveway parking for up to four vehicles.

SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX: Band F

TENURE: Freehold

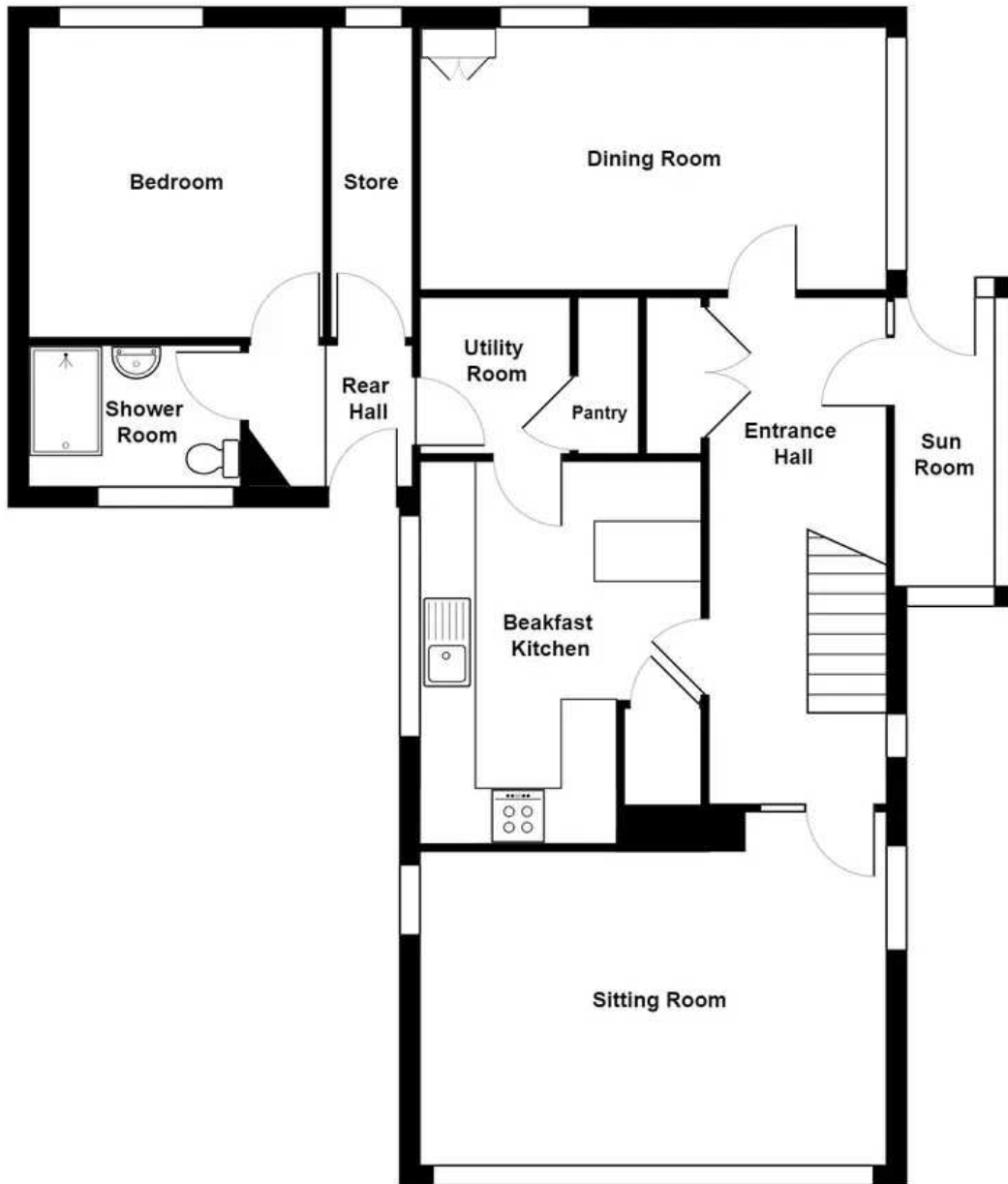
EPC Rating E

DIRECTIONS

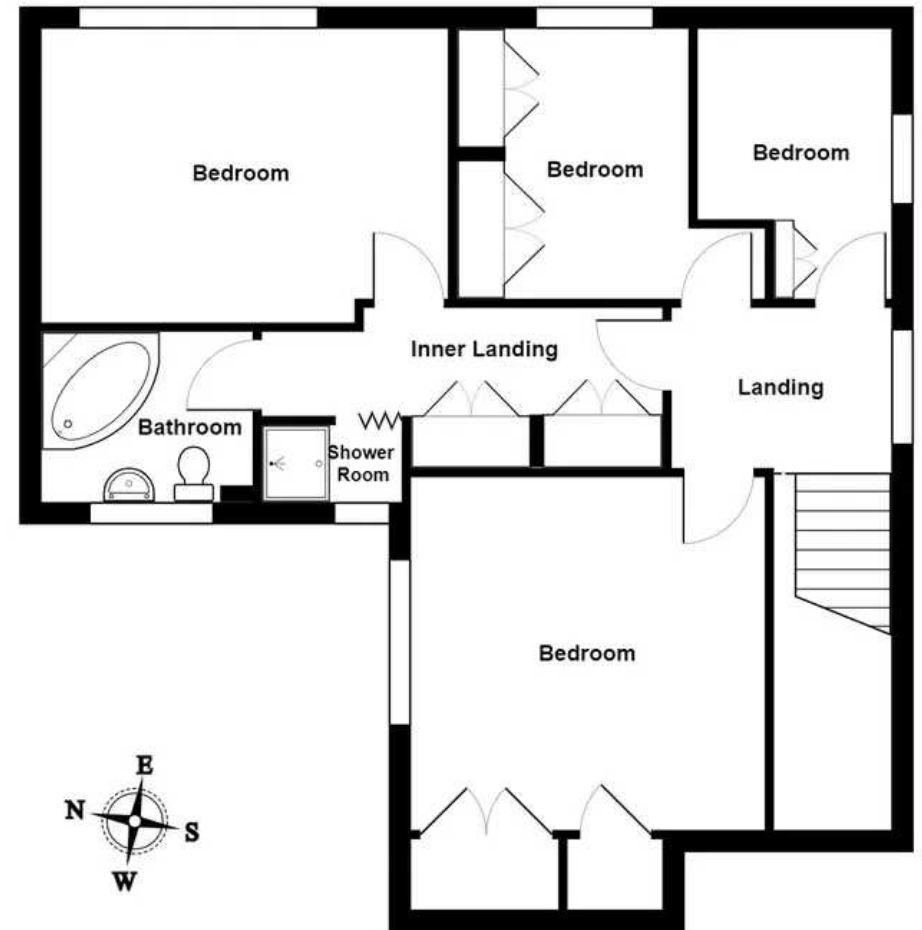
From Kendal follow Windermere Road to the traffic lights turning right onto Burnside Road. Upon entering the village turn left into Carlingdale to find number 2 being the first property on the right.

WHAT3WORDS: boils.stud.anode





Ground Floor



First Floor

2 Carlingdale, Burneside

Total Area: 158.0 m² ... 1700 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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