



10 The Croft, Burton In Lonsdale, LA6 3NB
Offers Over £375,000

10 The Croft is a well presented detached bungalow in a quiet cul-de-sac, the plot offers both front and back gardens, along with parking. The accommodation consists of entrance porch, open plan sitting dining room, kitchen, utility and garden room, along with 2 bedrooms and a study.

10 The Croft

10 The Croft is a superb detached two / three bed bungalow in a quiet location within the village of Burton in Lonsdale, sat on a generous plot and enjoying views to Ingleborough, it offers front and rear gardens, parking and garage. The accommodation is presented to a high standard throughout, making it an ideal 'move in ready' property. There is a spacious entrance porch leading to the L shaped open plan sitting and dining room, kitchen, utility and garden room, along with shower room and two spacious bedrooms, and study. Externally there is a front lawn and a charming enclosed low maintenance rear garden, with mature planting.

Burton In Lonsdale Location

Burton In Lonsdale has a popular community run grocery store and Post Office and a number of clubs and societies. There is an excellent recreation ground with outdoor gym, playground, sports pavilion and all weather pitch. The village has its own newsletter, public house and a series of events organised each year.

Nearby Bentham and Kirkby Lonsdale have GP surgeries. The village is in the catchment area for excellent secondary education, with a school bus service to QES, Kirkby Lonsdale and Settle College. Bentham and Leck Primary Schools are both around a 10 minute drive. The market town of Kirkby Lonsdale is close by, providing great places to shop and eat.

Trains on the Lancaster/Leeds line can be caught at Bentham. Skipton and Kendal are accessible via the A65 and Lancaster and the M6 can be reached within 30 minutes. The stunning Yorkshire Dales National Park can be easily accessed, providing great opportunities for hikers, cyclists and cavers. The village enjoys great views of Ingleborough and is also well-located for day trips to Morecambe Bay, the Lake District and Forest of Bowland.

Property Information

Freehold. Council Tax Band D. Gas central heating. Mains services. B4RN broadband connection.

Entrance Porch 8'6" x 4'11" (2.6 x 1.5)



Fitted carpet, radiator, double glazed window, UPVC door.

Sitting Room 16'9" x 9'10" (5.13 x 3)



Fitted carpet, radiator, gas fire with marble surround, double glazed window to front aspect.

Dining Area 8'10" x 7'6" (2.7 x 2.3)



Fitted carpet, radiator, single glazed window to garden room.

Kitchen 10'11" x 8'9" (3.35 x 2.68)



Vinyl tile effect floor, range of wall and base units with integrated dishwasher, fridge and double oven, hob with extractor hood, 1.5 stainless steel drainer sink, radiator, double glazed window to rear aspect, door to garden room.

Garden Room 18'11" x 8'8" (5.79 x 2.66)



Wood laminate flooring, radiator, double glazed windows with views of garden, UPVC door to garden, glazed internal door to utility room.

Utility Room 7'6" x 6'2" (2.3 x 1.9)



Vinyl flooring. double glazed window to rear, plumbing for washing machine and vent for tumble dryer.

Bedroom 1 12'5" x 12'1" (3.8 x 3.69)



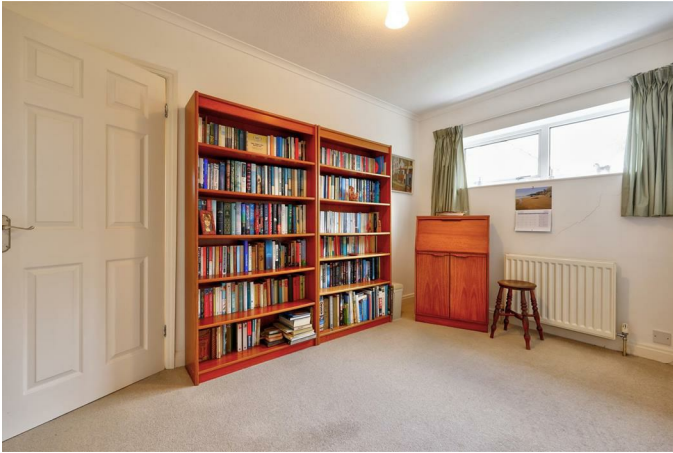
Large double room with dual aspect. Fitted carpet, radiator, double glazed windows to side and rear aspects.

Bedroom 2 11'9" x 8'10" (3.6 x 2.71)



Fitted carpet, fitted wardrobes, radiator, double glazed window to front aspect

Study 11'9" x 8'10" (3.6 x 2.71)



Through room to Bedroom 1. Fitted carpet, fitted wardrobes, radiator, double glazed window to side aspect.

Shower Room 6'5" x 6'1" (1.96 x 1.86)



Vinyl flooring, WC, wash basin, walk in shower, extractor fan, heated towel rail, double glazed window with textured glass.

Garage 12'1" x 7'10" (3.7 x 2.4)

Concrete floor, up and over door, light and power, door to utility.

Front

Large area of lawn, established bed with mature shrubs and tree, shale off road parking space for 2 cars.

Rear

Low maintenance enclosed garden featuring, stone flagged patio area, pond and mature plants, shrubs and trees. garden lights, painted summer house and shed.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and

electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure.

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

INTRODUCERS FEES

Fisher Hopper Ltd receives and introducers fee from Napthens Solicitors of £100.00 + VAT for all successful introductions.

FISHER HOPPER

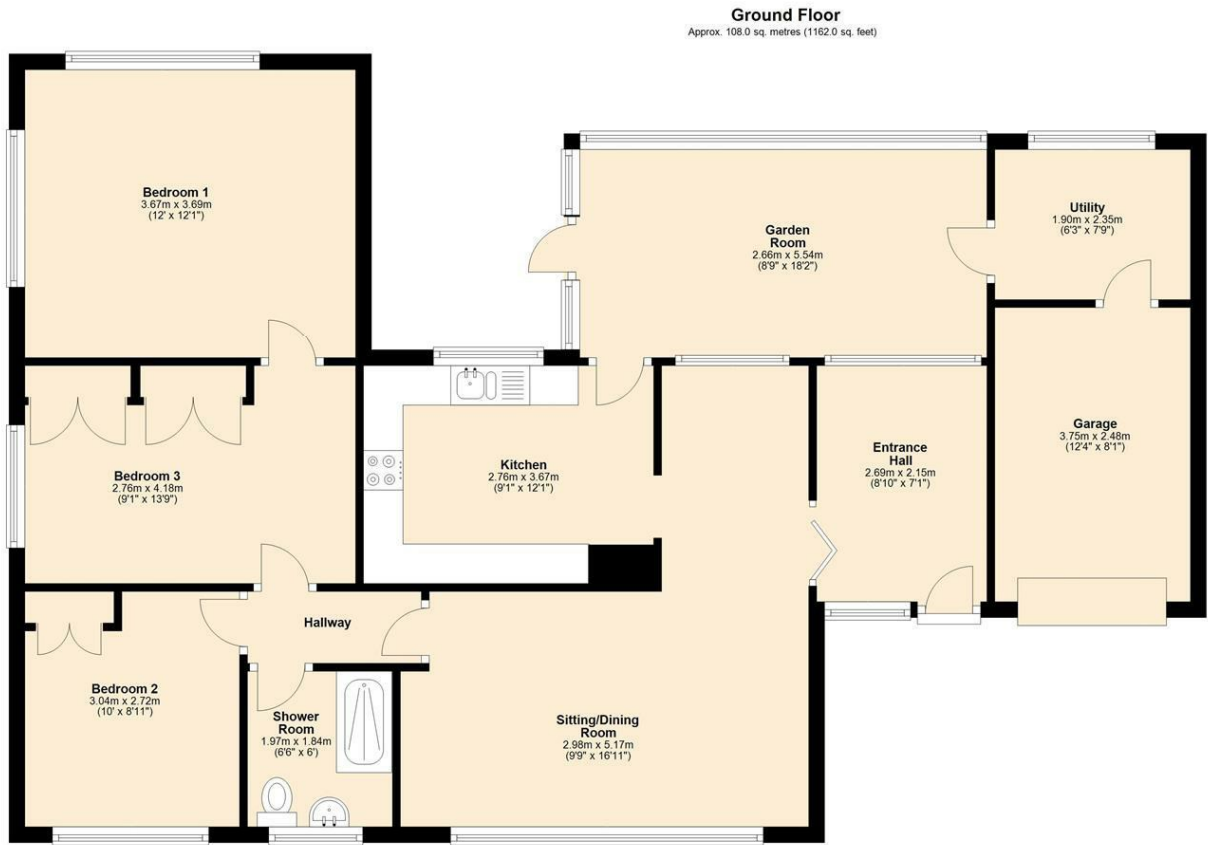
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FLOOR PLANS

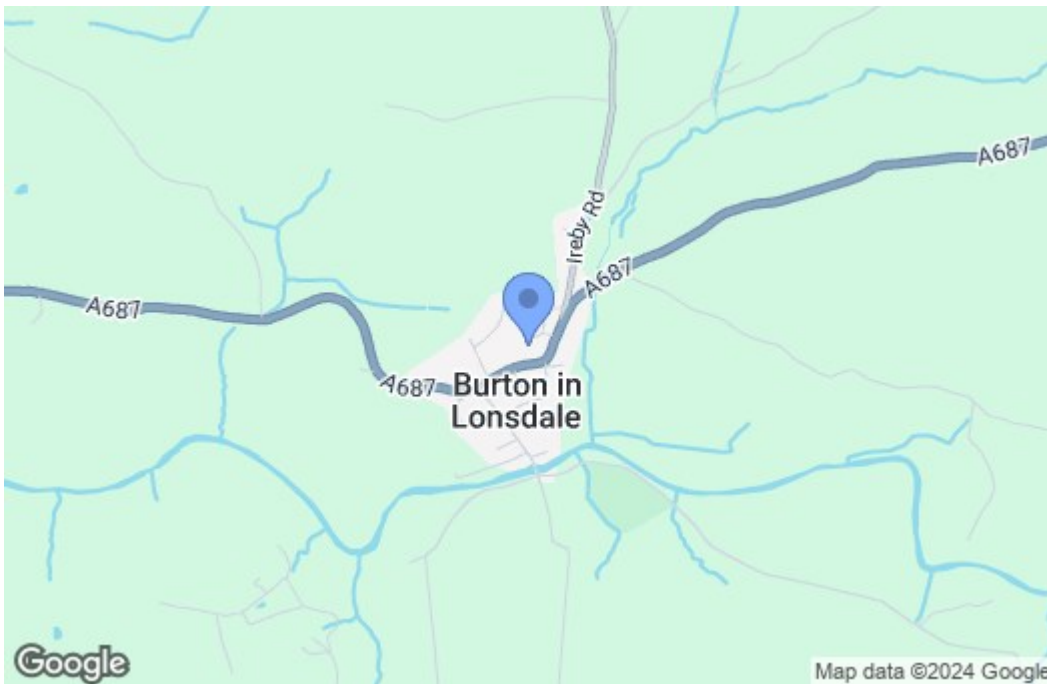
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 108.0 sq. metres (1162.0 sq. feet)
10 The Croft, Burton in Lonsdale

Area Map



Energy Efficiency Graph

