



## Burton-in-Kendal

£390,000

11 Church Bank Gardens , Burton-in-Kendal , Carnforth, LA6 1NT

Welcome to 11 Church Bank Gardens, a delightful detached bungalow on the fringe of the popular village of Burton in Kendal. This charming home offers a blend of comfort and convenience, ideal for a range of buyers.

### Quick Overview

Modern Detached Bungalow  
 Countryside Views  
 Generous Living Accommodation  
 Great for Families or Retirees Alike  
 Close to Local Schools and Amenities  
 Lawn Garden  
 Off Road Parking  
 Integrated Garage  
 No Onward Chain  
 Broadband Available



3



2



1



B



Broadband  
Available



Of Road  
Parking

Property Reference: KL3626



Kitchen



Kitchen/Dining Room



Living Room



Fireplace

As you step into the entrance hallway, you'll notice the elegant coving to the ceiling and a practical storage cupboard, along with a door providing direct access to the integral garage. The kitchen features a Howdens shaker-style design with a range of wall and base units, complementary worktop and ceramic sink with a mixer tap and drainer. Integrated appliances include a Lamona four-ring induction hob with an extractor hood and a Lamona electric oven, with plumbing available for a dishwasher. A window overlooks the garden, and a door provides easy access outside.

The living room is a bright and inviting space, complete with a feature gas fireplace, with double doors taking advantage of the wonderful views towards Farleton Knott and the Lakeland Fells.

The bungalow offers three light and airy double bedrooms. The master bedroom boasts picturesque views and an en-suite bathroom with a W.C., pedestal sink, and a bath with handheld shower attachment. Bedrooms two and three are also generously sized and filled with natural light, whilst the three piece family bathroom comprises a W.C., hand wash basin, and a shower.

Outside, you'll find a lawn garden with a path leading around the property. A paved driveway provides ample parking, and a patio area offers a lovely spot for outdoor enjoyment. This bungalow is a true gem, offering a convenient lifestyle amidst beautiful surroundings.

#### Accommodation with approximate dimensions:

**Kitchen/Dining Room** 15' 8" x 10' 11" (4.78m x 3.33m)

**Living Room** 18' 5" x 12' 3" (5.61m x 3.73m)

**Bedroom One** 18' 5" x 12' 8" (5.61m x 3.86m)

**Bedroom Two** 15' 10" x 13' 8" (4.83m x 4.17m)

**Bedroom Three** 15' 8" x 11' 5" (4.78m x 3.48m)

#### Property Information

##### Parking

A paved driveway provides off road parking.

**Garage** 18' 7" x 10' 9" (5.66m x 3.28m)

With an up and over door, light and power.

##### Tenure

Freehold (Vacant possession upon completion).

N.B. A service charge will be payable to cover the cost of the communal areas. Please ask for further details

##### Council Tax



Hallway



Living Room





Bedroom One



Bedroom Two



Bedroom Three



Bedroom

Westmorland and Furness Council. Band E.

### Services

Mains gas, water, drainage and electricity.

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**What3Words** ///nest.respected.football

### Viewings

Strictly by appointment with Hackney & Leigh.

### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Family Bathroom



Shower Room





11 Church Bank Gardens

[Request a Viewing Online](#) or Call 015242 72111

## Meet the Team

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Viewings available 7 days a week  
including evenings with our  
dedicated viewing team  
Call **015242 72111** or request  
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# Church Bank Gardens, Burton, Carnforth, LA6

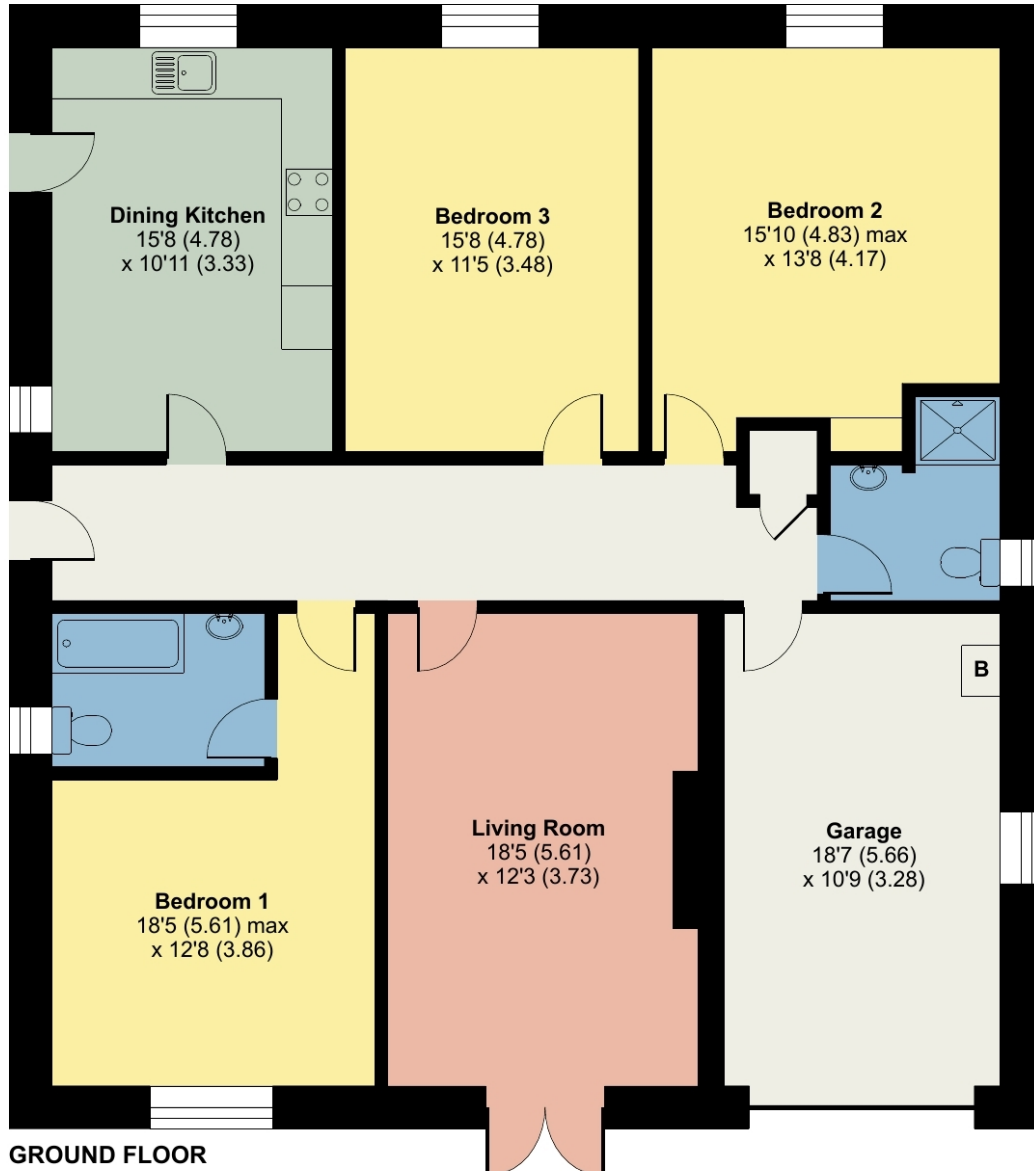


Approximate Area = 1287 sq ft / 119.6 sq m

Garage = 200 sq ft / 18.5 sq m

Total = 1487 sq ft / 138.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 829428

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