



## Burton-In-Kendal

£335,000

24 Church Bank Gardens , Burton-In-Kendal , Carnforth, LA6 1NT

This attractive home offers well balanced accommodation throughout with living room, kitchen and cloakroom/utility to the ground floor and three bedrooms, one of which en suite, and family bathroom to the first floor, making this home ideal for a range of buyers. Completing the picture is a front lawn and paved driveway offering off road parking, as well as that all important garage for additional storage and an attractive rear garden, enclosed for privacy.

Burton in Kendal is a charming and sought-after village located in the south of Cumbria, surrounded by rolling countryside and stunning views of the surrounding hills. The village has a rich history and a strong sense of community, making it an ideal place to live for families, professionals and retirees alike.

For families there is a primary school, Burton Morewood CofE Primary School rated "Good" by Ofsted. For secondary education, Burton is with in the catchment area for the nearby Queen Elizabeth School in Kirkby Lonsdale, a highly regarded and well-respected establishment.



3



2



1



B



B4RN  
Broadband



Off Road  
Parking

### Quick Overview

Attractive Semi-Detached Home

Three Bedrooms & Two Bathrooms

Living Room & Kitchen-Diner

Light & Bright Throughout

Modern Family Home

Gardens to the Front & Rear

Garage & Off Road Parking

Situated in an Elevated Position

Close to Local Amenities

Ultrafast 1000 Mbps Broadband Available

Property Reference: KL3460



Kitchen



Living Room



Garden



Rear Aspect

Welcome to this attractive, semi-detached family home, sat in an elevated position within the sought after development of Church Bank Gardens in Burton in Kendal.

Step through the door into the spacious hallway with ample space for storing coats and shoes, access into the living spaces and inner hall, as well as stairs to the first floor and a handy under stairs cupboard for storing essentials. To the left you are welcomed into the living-dining room, a well appointed space with dual aspect windows to the front and side allowing plenty of light to flow throughout the ground floor. A gas fire and hearth sets a cosy tone for this room with space for a dining table to enjoy meals with the family and a door that leads into the kitchen.

The kitchen is well fitted with wall and base units, complementary work top and tiled splash back with one and a half ceramic sink and drainer, with an integrated Lamona oven with four ring induction hob and extractor over. There is also space for an undercounter dishwasher and freestanding fridge/freezer.

A door opens into the inner hall where you will find a door into the garden and that all important cloakroom/utility; a handy space with worktop and space for undercounter washing machine and drier. This room also comprises a W.C. and pedestal sink with ample space for storing outdoor clothing and houses the Vaillant boiler.

Back into the entrance hall, follow the stairs to the first floor landing with access into the bedroom and family bathroom. Bedroom one is a generous double to the front aspect with ample space for additional furniture and a three piece en suite comprising shower with waterfall shower head and hand held attachment, W.C. pedestal sink and complementary tiled walls and floor.

Bedroom two is a double room to the rear aspect with window over looking the garden, again enjoying ample space for additional furniture whilst bedroom three is a great single room with rear aspect window. Finally, the family bathroom comprises a bath with hand held shower attachment, pedestal sink, W.C. and complementary part tiled walls and floor.

## Accommodation (with approximate dimensions)

### Ground Floor

**Living Area** 13' 0" x 11' 4" (3.96m x 3.45m)

**Dining Area** 8' 11" x 3' 6" (2.72m x 1.07m)

**Kitchen** 11' 11" x 11' (3.63m x 3.35m)

**Garage** 19' 5" x 9' 7" (5.92m x 2.92m)

### First Floor

**Bedroom One** 11' 11" x 11' (3.63m x 3.35m)

**Bedroom two** 10' 4" x 9' 1" (3.15m x 2.77m)

**Bedroom Three** 10' 7" x 6' 10" (3.23m x 2.08m)

### Outside

A lawn garden to the front and path around to the rear leads to the well-presented garden with paved patio area for outdoor seating and steps up to an enclosed lawn.

### Parking

Paved driveway for one to two cars and integrated garage for additional parking.

### Services

Mains gas, water, drainage and electricity.

### Council Tax

Westmorland and Furness Council Band D.

### Tenure

Freehold. Vacant possession upon completion.

Please note there will be a service charge payable for maintenance & upkeep of the communal grounds. please contact the office for further details.

### Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

### 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).



Bedroom One



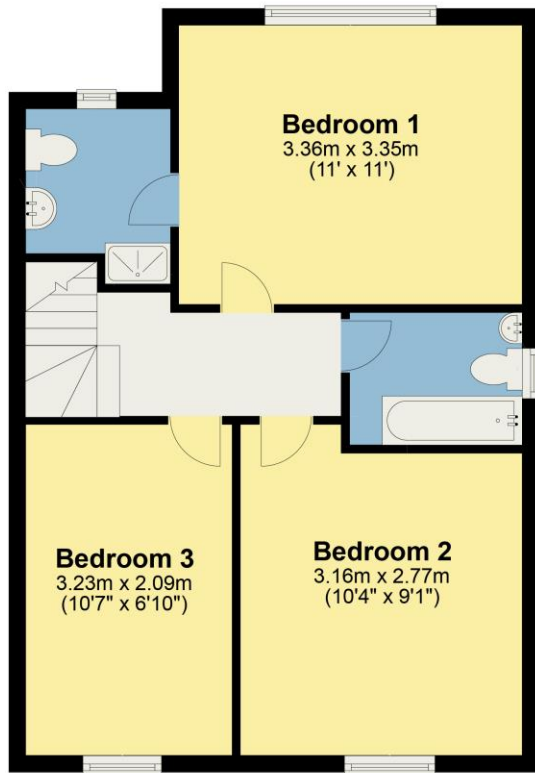
Bedroom Two



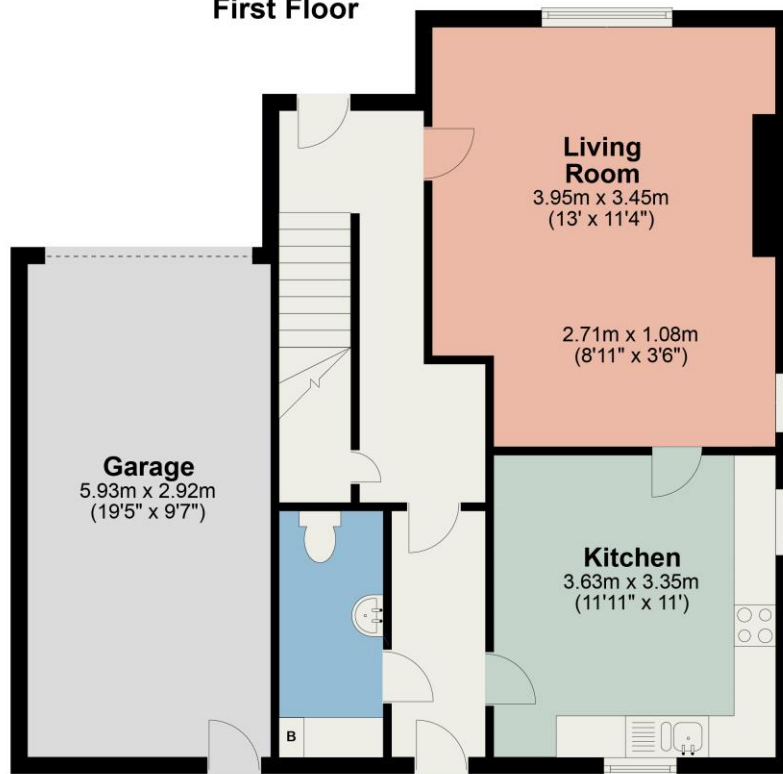
Bedroom Three



Family Bathroom



**First Floor**



**Ground Floor**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: KL3460

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 31/10/2023.