

Burton-in-Kendal

£350,000

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

This beautifully presented four bedroom detached home is perfectly situated in the sought after village of Burton in Kendal. Offering well-appointed accommodation across two floors, this property is a fantastic family home, well maintained and ready to move into.

Quick Overview

Stylish Detached House
Light and Bright Accommodation
Situated in an Elevated Position
Views Across Rolling Countryside
Located in the Popular Village of Burton-in-Kendal
Utility Room and Downstairs W.C.
Gardens to the Front and Rear
Garage and Off Road Parking
No Onward Chain
Ultrafast Broadband Available



4



2



1



B



Ultrafast
Broadband



Off Road
Parking

Property Reference: KL3662



Kitchen/Dining Room



Living Room



Kitchen/Dining Room



Rear Garden

Step through the front door into a welcoming entrance hall, complete with an understairs cupboard ideal for storing coats and shoes. To the front of the property, the living room is a bright and inviting family space featuring an electric fire as a cosy focal point, and a large front aspect window that brings in plenty of natural light.

Flowing through to the rear of the home is the kitchen dining room, fitted with a range of wall and base units, attractive wood effect worktops, and a 1.5 stainless steel sink unit. Integrated appliances include an oven, four ring electric hob, extractor hood, and there is space for a dishwasher and fridge freezer. The kitchen comfortably accommodates a dining table, ideal for family meals or entertaining guests.

Adjacent to the kitchen is the utility room, with plumbing for a washing machine and tumble dryer, housing the Valliant boiler, and providing access to the side of the property. A cloakroom with WC and wash basin, plus internal access to the garage with light, power, and up and over door complete the ground floor.

Upstairs, the landing provides access to the loft and leads to four well proportioned double bedrooms. The principal bedroom sits to the front and enjoys spectacular countryside views, with its own en suite shower room including WC, wash basin, and shower cubicle with partly tiled walls. Bedroom two also benefits from the same scenic front aspect, while bedrooms three and four overlook the rear garden. The family bathroom features a panelled bath, WC, and wash basin, with complementary part tiling.

Externally, the property offers off road parking for two vehicles and a neat front lawn. A pathway wraps around the house, leading to the enclosed rear garden, which features a pleasant lawn and a patio area perfect for sitting out and enjoying the surroundings.

Burton in Kendal is a highly desirable village located within easy reach of both the Lake District and Yorkshire Dales National Parks. The village offers a strong sense of community and is home to a range of local amenities including a village shop, pub, primary school, and doctors' surgery.

Excellent transport links are available via the nearby M6 (Junction 35), making it ideal for commuters to Kendal, Lancaster, or even further afield. Surrounded by picturesque countryside, the village is a haven for walkers and nature lovers, with a wealth of scenic trails and open spaces right on your doorstep.

Accommodation with approximate dimensions:

Ground Floor

Living Room 15' 3" x 12' 8" (4.65m x 3.86m)

Kitchen/Dining Room 18' 10" x 11' 4" (5.74m x 3.45m)

Utility 8' 10" x 7' 5" (2.69m x 2.26m)

Garage 19' 3" x 9' 11" (5.87m x 3.02m)

First Floor

Bedroom One 15' 2" x 10' 8" (4.62m x 3.25m)

Bedroom Two 14' 1" x 10' 1" (4.29m x 3.07m)

Bedroom Three 12' 4" x 10' (3.76m x 3.05m)

Bedroom Four 10' 8" x 10' 7" (3.25m x 3.23m)

Property Information

Parking

Off road parking.

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.

Council Tax

Westmorland and Furness Council - Band E

Services

Mains gas, water, drainage and electricity. Gas central heating.

Energy Performance Certificate

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

What3words:

///workers.users.lime

Viewings

Strictly by appointment with Hackney & Leigh.



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

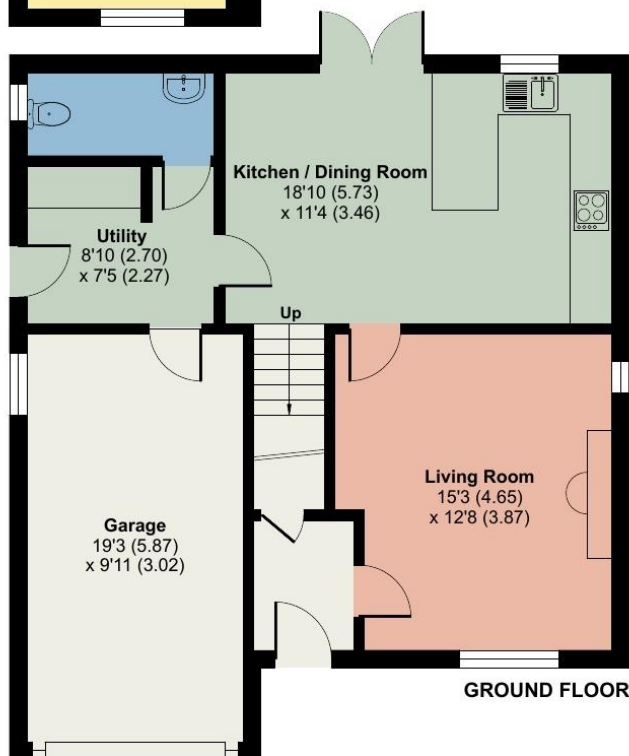
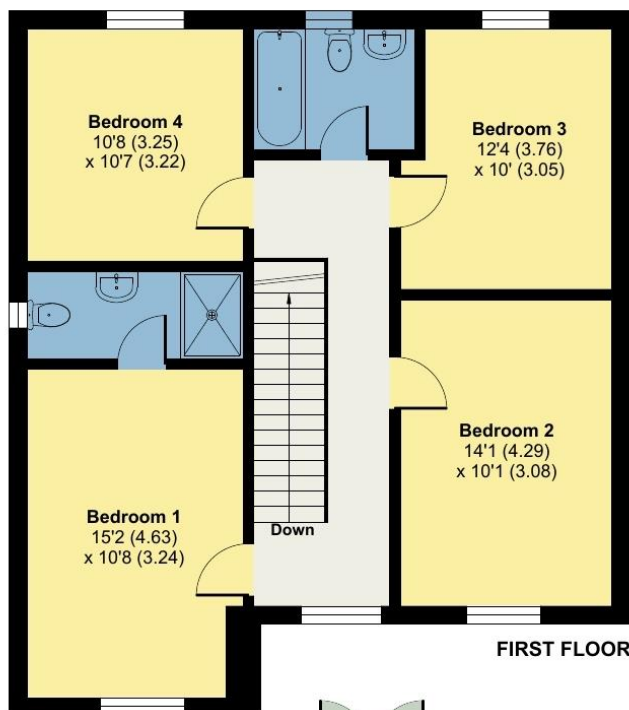
Church Bank Gardens, Burton, Carnforth, LA6

Approximate Area = 1386 sq ft / 128.7 sq m

Garage = 197 sq ft / 18.3 sq m

Total = 1583 sq ft / 147 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hackney & Leigh. REF: 1325348

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