

15 ST JAMES'S DRIVE

£345,000

Burton-in-Kendal, LA6 1HY

Situated on a quiet residential street, a semi-detached property with spacious accommodation and a lovely private garden at the rear.

Reconfigured and refurbished by the current owners, this is a great family home with entrance hall, cloakroom, sitting room with doors out to the garden, sociable living/dining kitchen, utility/laundry/boot room, workshop and small office/study, three double bedrooms and a four piece bathroom. Private parking to the front and a rear garden with lawn, flagged seating terrace, timber shed and outhouse.

A family friendly village with good schools nearby, popular with commuters by virtue of its easy access onto the M6, good train links and being equidistant from Lancaster to Kendal.





Welcome to **15 ST JAMES'S DRIVE**

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Here's our **TOP TEN** reasons to love **15 St James's Drive**:

- 1. Tucked away on an quiet residential street off the main thoroughfare through the village**, within walking distance of the village's facilities, No 15 has been reconfigured and upgraded since the current owners' purchase in 2006. The accommodation is spacious and well-presented with a gross internal area of 1728 sq ft (160.5 sq m).
- 2. Come on in...** to the entrance vestibule, and into the hall with two piece cloakroom and understairs cupboard. The generous sitting room has double doors with windows either side out to the garden terrace. There is also a stone fireplace with flagged hearth and a wood burning stove.
- 3. A triple aspect living dining kitchen** - a wonderful contemporary and sociable space. The kitchen is fitted with sleek base and wall units, as well as an island unit with breakfast bar. Integral appliances include oven and grill, induction hob, dishwasher and fridge freezer. There is also a built-in store cupboard.
- 4. Practical ancillaries** - a good-sized utility/laundry/boot room has external access, base and wall units, sink unit and space for washing machine and tumble drier and at the rear, a small workshop/store. With ladder access from the utility room, there is also a small office/study with under eaves storage and a skylight window.
- 5. Sleep tight** - off the landing are three double bedrooms, all with skylight windows. Bedroom 1 has a built-in cupboard, with bedroom 2 having a built-in-wardrobe. There is also a stylish four piece bathroom with large walk-in shower.
- 6. Private west-facing garden** with flagged terrace, level lawn, raised beds, fitted bench, two timber sheds and a small outbuilding, ideal as a wood store.
- 7. Private parking** with a gravel drive to the front.
- 8. A popular, attractive village** within a Conservation Area, Burton-in-Kendal offers a good range of local amenities; a Post Office selling a basic selection of provisions, a well-regarded primary school (Burton Morewood), bowls and tennis clubs, the newly refurbished Royal Oak, as well as a thriving and busy village hall. It's well-placed and well served, with a larger selection of facilities at Lancaster and Kendal, both being 11.7 miles distant.
- 9. Accessibility** - access to the M6 is either at J35 (4.8 miles) to the south or J36 to the north (4.4 miles) depending on the direction of travel. The nearest station on the west coast main line is at Oxenholme (9.3 miles) or Lancaster, with direct services to London Euston, Manchester, Manchester Airport, Glasgow and Edinburgh. There is also a station at Camforth on the Bentham and Furness Line. If you fancy more distant shores then airports are at Leeds Bradford (57.7 miles), Manchester (71.6 miles) and Liverpool Airport (77.2 miles).
- 10. It's a great base for exploring** the Lune Valley, the Lakes and Dales as well as the Forest of Bowland and Arnsdale and Silverdale National Landscapes (formerly known as AONBs). Fresh air and fun, whichever direction you take and whatever your pleasure.



You'll need to know...

- Mains electricity, gas, water and drainage
- Gas central heating and woodburning stove in the sitting room
- Solar panels heat the water.
- Double glazed windows set into uPVC frames
- No. 15 is banded D for Council Tax purposes with the Local and Planning Authority being Westmorland & Furness Council
- Carpets, curtains and poles, blinds, light fittings and white goods are included in the sale. Garden furniture and planters are available by separate negotiation.
- Restrictive covenants apply - please ask the agents for further details
- Freehold, with vacant possession on completion

To find the property - from J35 of the M6 motorway, take the first exit on the A601 (M). At the second roundabout take the A6, signposted Milnthorpe. At the third roundabout take the A6070 towards Burton-in-Kendal. On entering the village, proceed on Main Street and after passing the primary school on the right hand side, take the third turning on the left onto Tanpitts Lane. Turn second right onto St James's Drive and No. 15 is on the left.

What3words reference: ///stage.spaces.pixel

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.



15 St. James's Drive, Burton in Kendal, LA6 1HY

Approximate Gross Internal Area = 160.5 sq m / 1728 sq ft

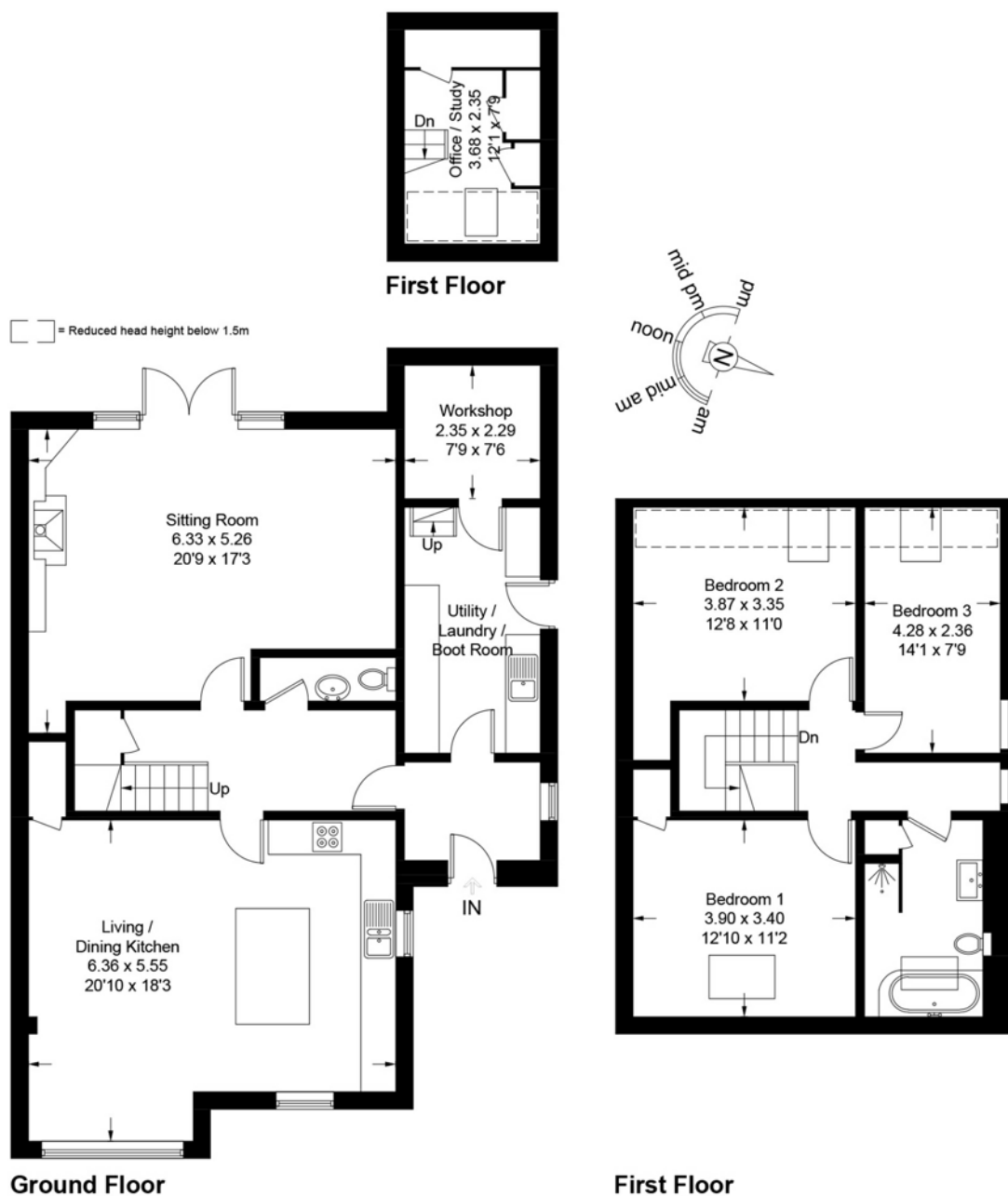


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1232969)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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