



Burton Road

Kendal, LA9 7HZ

Guide Price £325,000



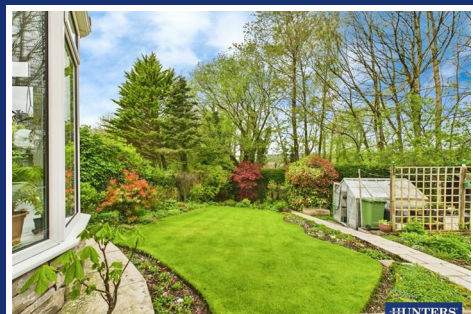
- Two Bed Stone Faced Semi-Detached
- Lounge diner
- Quality Fitted Kitchen
- Gas Central Heating and Double Glazing
- Immaculately Kept Inside & Out

- Beautiful Gardens and Set in a Large Plot
- Sun Room
- Two Bathrooms
- New Slate Roof in Recent Years
- Council Tax Band C

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A wonderful home with beautiful extensive gardens tucked away behind a high stone wall and bordering onto the old Kendal canal. The property has pretty stone elevations and commanding views from the sun room over the large show piece garden that will be the envy of all your friends. Built in 1935, the house has only had two owners from new and the current residents have looked after the property meticulously. The accommodation comprises of an entrance hall, lounge diner, sun room, a well fitted kitchen and cloakroom whilst to the first floor you will find two double bedrooms and a large bathroom. With the benefits of double glazing and gas central heating.

Externally you will find a landscaped and fully stocked garden in a generous plot with an abundance of specimen plants and mature shrubs and trees. There are paths for access and a well kept lawn with deep borders. There are also a number of timber outbuildings and an aviary, plus a large woodland area that offers scope for further development, most obviously for the creation of off-road parking which is currently lacking from the property.

This is a truly charming and unique property and will suit buyers with a love for spending time at home in the garden with family and friends. There is plenty of potential to extend the living accommodation for those looking for bigger accommodation or to simply enjoy this superb home as it is.

The location is also ideal for Kendal town centre, which is to be found just a mile away and here you will discover a wide range of independent shops, bars, restaurants and cafes. Asda Supermarket is a 5 minute walk away as is Kirkbie Academy School. Oxenholme Station is a mile-away and connects you with the main West Coast Line, and the M6 is easily reached at junction 36. And for those looking to explore the Lake District, you can be in the heart of the National Park at Windermere in 15 minutes by car.

Entrance Hall

Approaching the house you come through a low garden gate and it is then a few steps down a path navigating between the sumptuously planted front garden. Then it's through the timber framed door and into the hallway.

Lounge/Diner

With a gas fire and mantle and light coming in from the window to the front elevation and from the sun room to the rear.

Sun Room

A lovely room with a solid roof and offering elevated views over the rear and side gardens. Could be used for dining or as a place to relax and enjoy the peace and tranquillity.

Kitchen

The kitchen is fitted with high-quality cabinets and appliances and has a black granite worksurface over. Finished in a hand-painted cream colour and with cabinets at base and wall level as well as tall larder units. Integral appliances include a four-ring gas hob with a chimney extractor over, double electric ovens, a built-in microwave, undercounter fridge and freezer, a built in washing machine and an inset sink and drainer. There is a useful understairs cupboard and a side door leading outside. Down a few steps and into an undercroft storage area there is light and power and space for a tumble dryer.

Cloakroom

A useful ground floor bathroom with a low level WC and a pedestal wash-hand basin.

First Floor Landing

Accessed from the stairs rising from the entrance hall and providing access to all the first floor accommodation.

Bedroom One

A double room with fitted wardrobes and bedside cabinets, and full of natural light afforded by the windows to both the front and rear elevations.

Bedroom Two

A second double bedroom looking out to the front of the property.

Bathroom

A good sized bathroom that was originally a former bedroom but converted by the current owners. It comprises of a bath with a shower over, a low level WC and a pedestal wash-hand basin. There is tiling to the splash areas and a cupboard that contains the gas-fired combi boiler.

Gardens

Decades of planning, planting and nurturing has produced a breath-taking garden. At the front of the house the land slopes downwards towards the house and is adorned with plants and ornamental trees which can be admired from the path as you make your way to the front door. A timber gate to the side of the house leads to the side garden, which has hard standing areas and is a place for decorative pots and planters, as well as housing a more formal style of planting with shaped hedges, an arch and a patio area. You can access the timber framed aviary and a garden shed, and then behind some decorative trellis lies a green house. From the sun room and running down to the bottom boundary of the garden is a well kept lawn with deep planted borders.

Beyond the aviary is a good sized piece of unmade land which offers scope for the potential of creating parking and perhaps a garage, subject of course to planning permission.

Potential for Parking

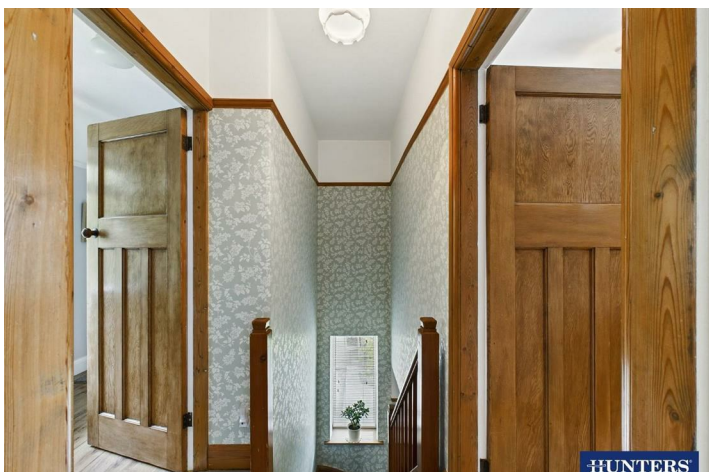
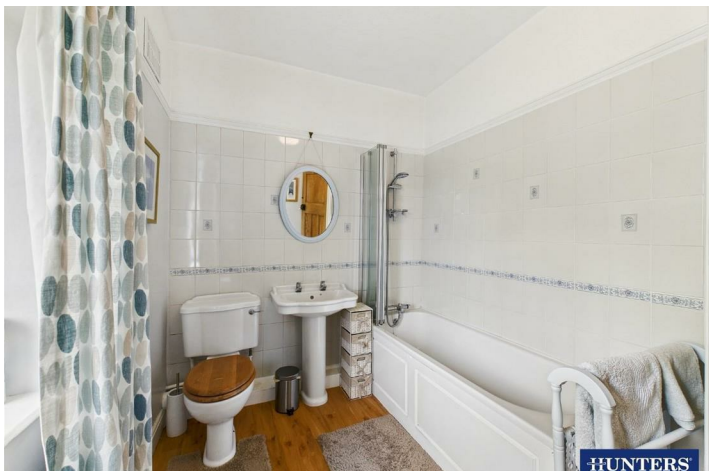
The current owners did consult with the council about the creation of parking and this was considered positively. Documentation can be viewed by interested parties.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Hunters charge £24 (including VAT) for an AML check per buyer. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Floorplan

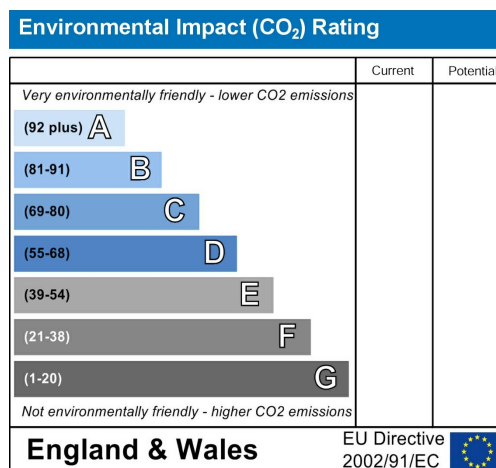
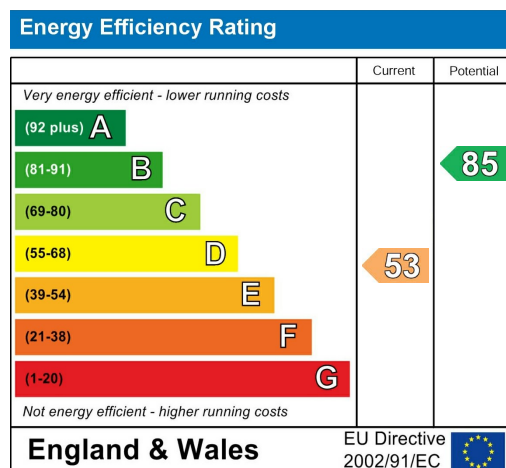






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Energy Efficiency Graph

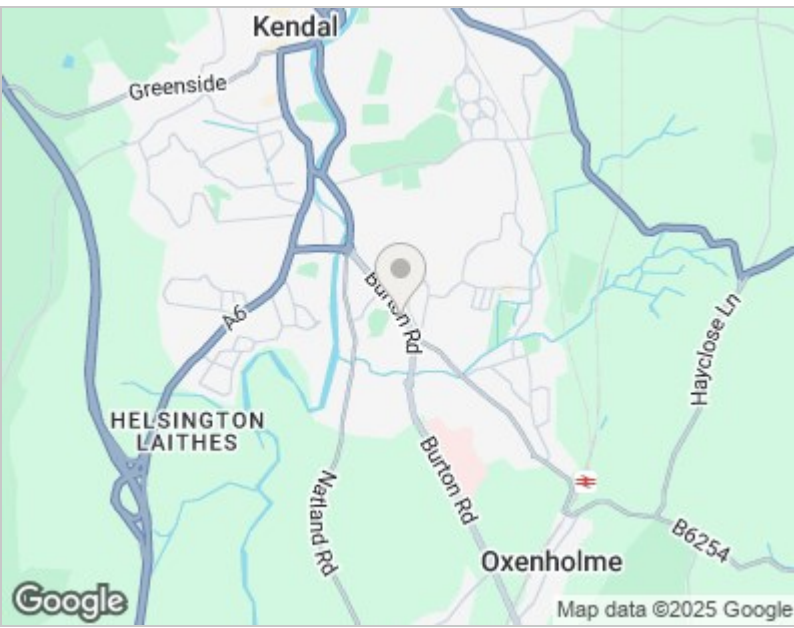


Viewing

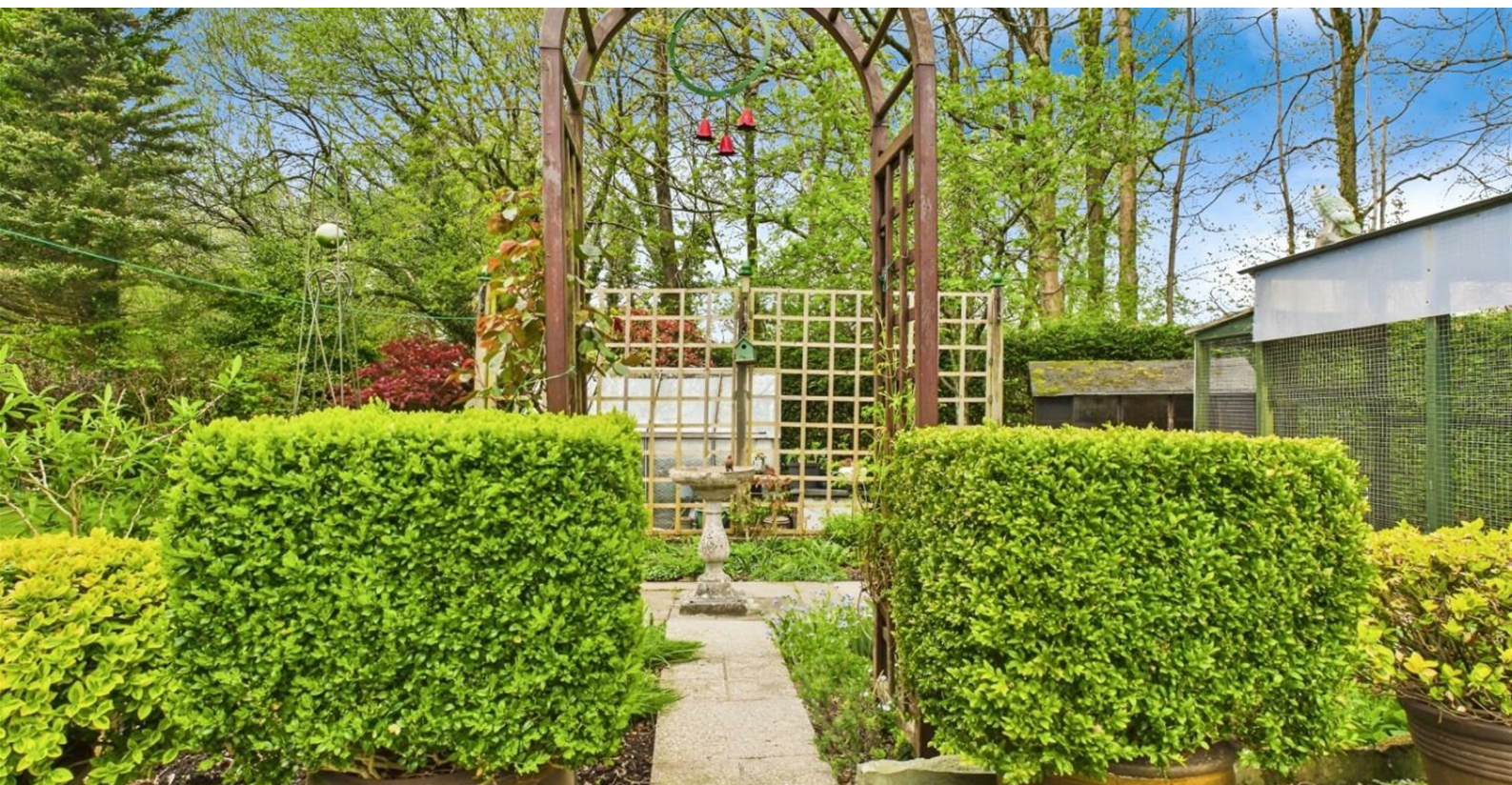
Please contact our Hunters Kendal Office on 01539 816399 if you wish to arrange a viewing appointment for this property or require further information.

Tel: 01539 816399

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

86 Highgate, Kendal, LA9 4HE
Tel: 01539 816399 Email: kendal@hunters.com
<https://www.hunters.com>

