



## Burton in Kendal

£260,000

14 Glebe Close, Burton in Kendal, LA6 1PL

This wonderfully presented three bedroom home offers a great opportunity as a first home or for those with growing families, situated within the sought after village of Burton in Kendal and within walking distance to local amenities, including the well regarded primary school.

Boasting an attractive kitchen-diner and living room to the ground floor, the first floor offers three bedrooms and the family bathroom, completed with the beautifully presented rear garden and allocated parking.

### Quick Overview

- Wonderful End of Terrace Home
- Three Bedrooms & One Bathroom
- Peaceful Village Location
- Close to Village Amenities & Transport Links
- Spacious Kitchen-Diner & Living Room
- New Boiler September 2025
- Allocated Parking
- Beautifully Maintained Rear Garden
- Great First Time Buyer or Family Home
- Ultrafast Broadband Available\*



3



1



1



C



Ultrafast  
Broadband



Allocated Parking

Property Reference: C2516



Living Room



Living Room



Living Room



Kitchen/Dining Room

Step through the door into the entrance hall where there is ample space for hanging coats, where you will find access into the ground floor living spaces and stairs to the first floor.

Lead into the generous kitchen/diner, ideal for enjoying meals with the family with dining space and patio doors opening into the garden, making a great extension to the living space during the summer months. The kitchen itself is well fitted with wall and base units, complementary worktops and one and a half sink with drainer. With space for an undercounter washing machine and dryer, Neff integrated appliances include an oven and four ring induction hob with extractor over. There is also an integrated fridge and separate integrated freezer.

Back into the hallway, you are welcomed into the living room; a light and bright hub of the home with dual aspect windows and feature gas fireplace and hearth, setting the tone for those cooler evenings.

Follow the stairs to the first floor where you will find the well appointed sleeping accommodation and loft access from the landing which houses the boiler. Bedroom one is a light and bright double room with window overlooking the garden, enjoying ample space for additional furniture and the added benefit of a built in wardrobe. Bedroom two is situated to the front aspect, being a smaller double with a large integrated wardrobe and spacious separate cupboard, whilst bedroom three, currently used as an office, provides a great single bedroom to the front aspect.

Finally, the family bathroom comprises a bath with shower over, pedestal sink, W.C. and heated ladder towel radiator with complementary part tiled walls and Lino flooring.

All in all, 14 Glebe Close offers a modern, well appointed home for a range of buyers, from first time home owners to growing families looking to be within the thriving village of Burton in Kendal, and is certainly not one to miss!

**Location** Burton in Kendal is a picturesque and sought-after village in south Cumbria, surrounded by scenic countryside and rolling hills. Known for its rich history and strong community spirit, it's an ideal place for families, professionals, and retirees.

The village has a well-regarded primary school, Burton Morewood CofE (rated "Good" by Ofsted), and falls within the catchment for the highly respected Queen Elizabeth School in nearby Kirkby Lonsdale.

Burton boasts excellent transport links, just off the M6 for easy access to cities like Manchester and Glasgow. Nearby stations at Oxenholme and Carnforth offer direct train services to London and Edinburgh, and the 555 bus connects the village to local towns.



Kitchen/Dining Room



Kitchen/Dining Room



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

What3words ///snug.jogging.lift

Accommodation (with approximate dimensions)

Ground Floor

Kitchen Dining Room 15' 10" x 11' 1" (4.83m x 3.38m)

Living Room 15' 9" x 13' 0" (4.8m x 3.96m)

First Floor

Bedroom One 11' 3" x 9' 5" (3.43m x 2.87m)

Bedroom Two 9' 5" x 8' 2" (2.87m x 2.49m)

Bedroom Three 7' 4" x 6' 10" (2.24m x 2.08m)

Property Information

**Garden** To the rear, a beautifully presented garden enjoys raised beds with planted flowers and lawn with patio areas for outdoor seating, ideal for hosting friends and family in the summer where children and pets can play.

**Parking** Allocated space to the front provides off road parking.

**Services** Mains gas, water, drainage and electricity.

**Council Tax** Westmorland and Furness Council. Band C.

**Tenure** Freehold. Vacant possession upon completion.

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

**Viewings** Strictly by appointment with Hackney & Leigh Carnforth Office.

**Anti-Money Laundering Regulations** 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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Garden



Rear Aspect



OS Map

Request a Viewing Online or Call 01524 737727

## Meet the Team

### Laura Hizzard

Branch Manager & Property Valuer

Tel: 01524 737727

Mobile: 07464 545687

[laurahizzard@hackney-leigh.co.uk](mailto:laurahizzard@hackney-leigh.co.uk)



### Imogen Milliard

Sales Negotiator

Tel: 01524 737727

[carnforthsales@hackney-leigh.co.uk](mailto:carnforthsales@hackney-leigh.co.uk)



### Kirsty Roberts

Sales Negotiator

Tel: 01524 737727

[carnforthsales@hackney-leigh.co.uk](mailto:carnforthsales@hackney-leigh.co.uk)



### Beth Woods

Sales Negotiator

Tel: 01524 737727

[carnforthsales@hackney-leigh.co.uk](mailto:carnforthsales@hackney-leigh.co.uk)



Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **01524 737727** or request online.

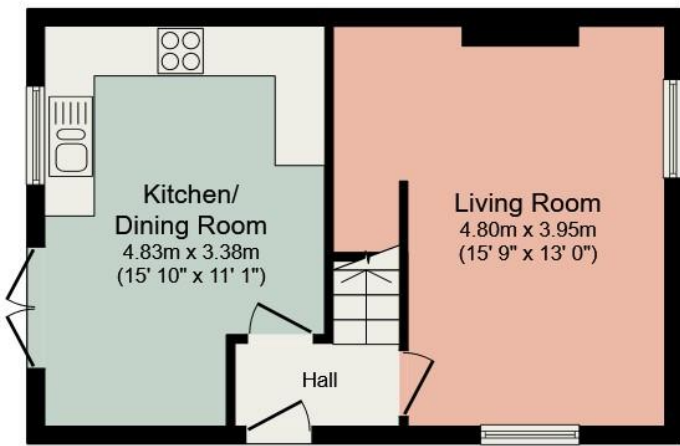


Need help with **conveyancing**? Call us on: **01539 792032**

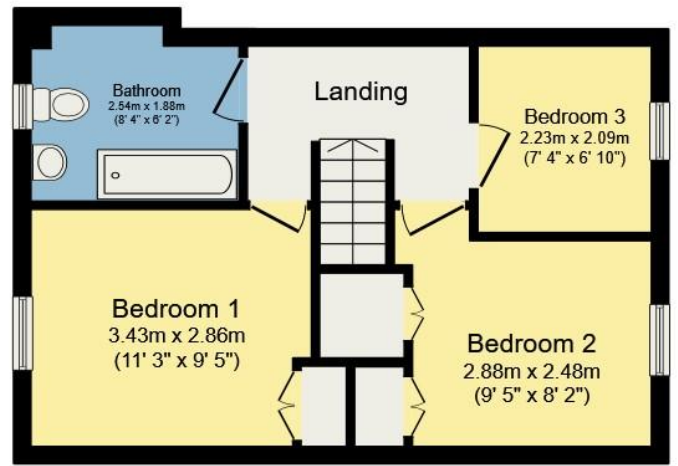


Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd Market Street, Carnforth, Lancashire, LA5 9BT | Email: [carnforthsales@hackney-leigh.co.uk](mailto:carnforthsales@hackney-leigh.co.uk)



**Ground Floor**



**First Floor**

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 15/04/2025.