



Burton

£81,250

21 Meadow Close, Burton, Carnforth, LA6 1FX

Calling all first time buyers wanting to get on the property ladder, 21 Meadow Close is a immaculately presented three bedroom semi detached house situated in the sought after village of Burton . This turn-key ready home boasts three bedrooms, two parking spaces and a private rear garden. Offered to the market at 25% ownership with the opportunity to staircase up in the future, affordability restrictions apply.

Quick Overview

- Three Bedroom Semi Detached
- Sought After Village Location
- Perfect First Time Buy
- Affordability Restrictions Apply
- 25% Share of the Property Available to Purchase
- Secure Rear Garden
- Parking
- Staircase to 100% Ownership Available
- Well Presented Throughout
- Ultrafast Broadband Available*



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Ultrafast
Broadband



Parking

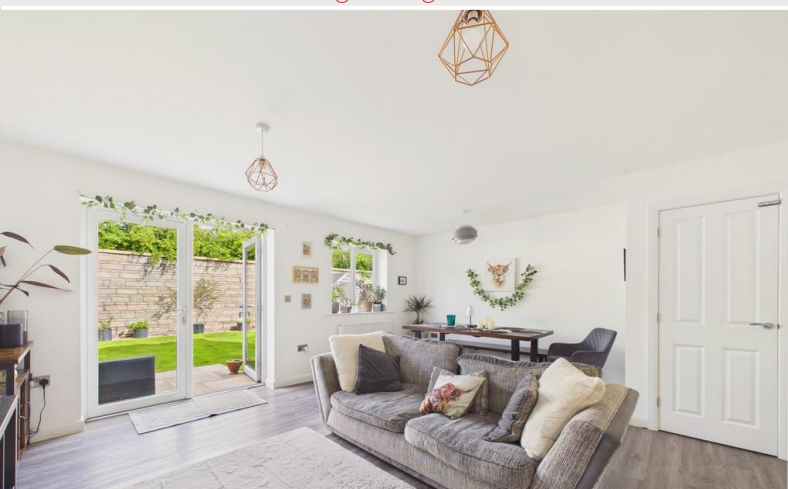
Property Reference: C2680



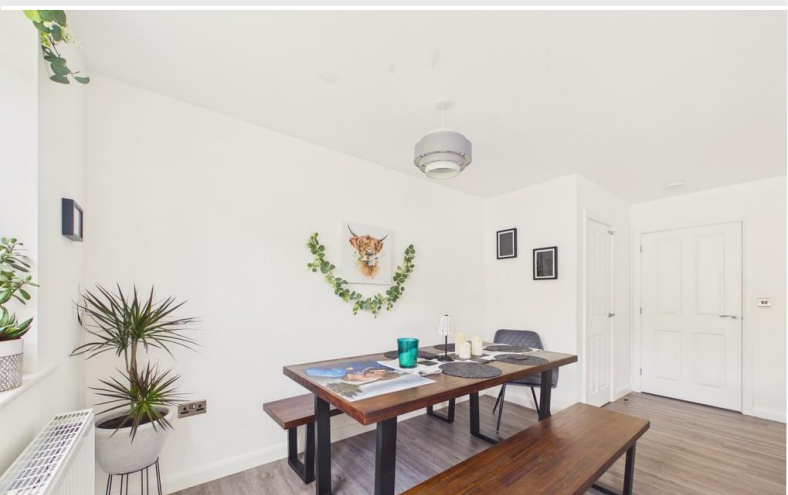
Kitchen



Living Dining Room



Living Dining Room



Living Dining Room

This immaculately presented three-bedroom offers an exceptional opportunity to purchase a modern, turn-key property in the highly sought-after village of Burton. Available on a 25% shared ownership basis, with the option to staircase and increase ownership in the future (subject to eligibility criteria), this fantastic home combines affordability with contemporary living.

Constructed in 2023 and meticulously maintained by the current owners, the property is ready for immediate occupation. A welcoming entrance hallway leads to a convenient ground floor WC and a stylish fitted kitchen, featuring a range of modern wall and base units, integrated fridge freezer, gas hob, electric oven, extractor hood, space for a dishwasher, and plumbing for an under-counter washing machine.

To the rear of the property, the spacious open-plan living and dining area provides a bright and inviting space for everyday living. With ample room for dining furniture and French doors opening onto the rear garden, this versatile room is perfect for both relaxing and entertaining.

The first floor offers two generously sized double bedrooms, both beautifully presented in modern décor, alongside a well-proportioned third bedroom that would make an ideal nursery, dressing room, or home office. Completing the accommodation is the contemporary family bathroom, fitted with a three-piece suite comprising a WC, wash hand basin, and bath with shower attachment.

Externally, the property benefits from a private, enclosed rear garden with a low-maintenance patio and lawned area, creating an excellent space for outdoor dining and summer gatherings. A gate provides convenient access to the driveway, which offers off-road parking.

Combining modern comfort, village living, and an affordable route into homeownership, this superb property is not to be missed.

Accommodation with approximate dimensions

Hallway 4' 8" x 12' 6" (1.42m x 3.81m)

Kitchen 7' 4" x 12' 4" (2.24m x 3.76m)

W.C 4' 9" x 6' 7" (1.45m x 2.01m)

Living Room 17' 5" x 16' 9" (5.31m x 5.11m)

Bedroom One 10' x 15' 1" (3.05m x 4.6m)

Bedroom Two 10' x 14' 3" (3.05m x 4.34m)

Bedroom Three 7' 2" x 11' 6" (2.18m x 3.51m)

Bathroom 7' 3" x 6' 9" (2.21m x 2.06m)

Property Information

Services Mains gas, water, electricity and drainage

Tenure Leasehold. Subject to the remainder of a 125 year lease dated the 19 April 2023 . Initial purchase is for 25% of the shares with the opportunity to staircase up to 100% if desired. Affordability assessments apply please contact the office for further information. Rent is payable on the remaining share of the property still owned by South Lakes Housing. Fees as of June 2026 £600 pcm this includes rent, service charge, insurance and admin fee, this is subject to a yearly rent review, please contact the office for further information.

Council Tax Band C - Westmorland & Furness

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

What3words ///lookout.welcome.robos

Directions Leave Carnforth on the A6 travelling north. At the third roundabout take the 2nd turning signposted towards Burton. Proceed along this road into Burton then take the third right onto Boon Town continue past and onto Meadow Drive follow the road round to the right and the right again no 21 is located by our for sale sign

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).



Bedroom One



Bedroom Two



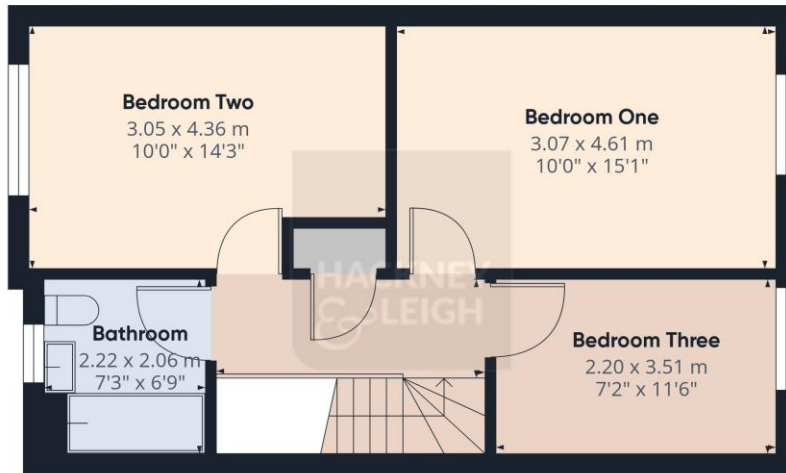
Bedroom Three



Garden



Floor 0



Floor 1



Approximate total area⁽¹⁾

90.5 m²
974 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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