



Burton-in-Kendal

£300,000

6 Oak Court , Main Street, Burton-in-Kendal, Carnforth, LA6 1FU

If a well-appointed three-bedroom property with modern interiors is exactly what you're looking for, this may just be the home for you. With generous bedrooms, a modern kitchen/diner and a cosy living room, 6 Oak Court is ideal for a range of buyers.

Welcome to this fantastic modern stone-fronted property, built in 2021 as part of an exclusive six-home development. Offering immaculate accommodation throughout, situated in the sought-after village of Burton in Kendal, close to local amenities, schools and excellent commuter links.

Quick Overview

Modern End Terraced House

Two Double Bedrooms & Further Single

Generous & Contemporary Living Areas

Well Maintained Garden

Suited To Various Buyers

Commuter Links Close By

Sought After Village Location

Close to Local Amenities

Off Road Parking

Ultrafast Broadband Available*



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Ultrafast
Broadband



Off Road
Parking

Property Reference: C2700



Living Room



Living Room



Kitchen/Diner



Utility/WC

Enter through the front door into the welcoming living room, with front aspect window and a feature fireplace, creating a relaxing retreat to unwind or enjoy quality time with friends or family.

Oak style French doors lead through the stylish kitchen/diner. Finished to a high standard, this space is fitted with ample wall and base units with complimentary worktops. Integrated appliances include an oven, induction hob with extractor, fridge/freezer, dishwasher and a 1.5 bowl sink with drainer. There is under-counter space for a washer/dryer and plenty of room for family meals or entertaining guests.

A convenient downstairs WC/utility contains an additional sink with drainage, base units and worktop, with space for further appliances and two storage cupboards complete the ground floor.

Upstairs, bedroom one is a generous double with a front-aspect window, fitted wardrobes with mirrored sliding doors and an additional storage cupboard. Bedroom two is a further double overlooking the rear, while bedroom three is a single room, ideal as a nursery, dressing room or home office, also with a rear-aspect window. Completing the first floor is the contemporary family bathroom, comprising a separate shower enclosure, fitted bath, vanity wash basin and WC.

Externally, the property boasts a well-maintained, enclosed garden positioned to the front of the property. A patio seating area sits directly outside the house, while a generous lawn on a slightly lower level provides an excellent space for children or pets to enjoy. There is plenty of room for outdoor furniture, making it ideal for al fresco dining. To the rear of the property is a further patio area, along with sheds providing useful outdoor storage.

Burton in Kendal is a popular South Lakeland village, offering a fantastic balance of village life and everyday convenience. The village benefits from a well-regarded primary school, local shop, post office, public houses and a thriving community, while the market town of Kendal and the city of Lancaster are both within easy reach. Excellent transport links, including the nearby M6 and Oxenholme railway station, make it an ideal location for commuters, while the Lake District National Park and Yorkshire Dales are both close by, offering endless opportunities to enjoy the outdoors.



Kitchen/Diner



Kitchen/Diner



Bedroom One



Bedroom Two



Bedroom Three



Bathroom

Accommodation (with approximate dimensions)

Living Room 16' 9" x 16' 1" (5.11m x 4.9m)

Kitchen/Diner 14' 1" x 14' 1" (4.29m x 4.29m)

Utility 5' 3" x 5' 3" (1.6m x 1.6m)

Bedroom One 9' 6" x 16' 1" (2.9m x 4.9m)

Bedroom Two 14' 5" x 6' 11" (4.39m x 2.11m)

Bedroom Three 11' 2" x 6' 11" (3.4m x 2.11m)

Bathroom

Property Information

Tenure Freehold (Vacant possession upon completion).

Council Tax Band C - Westmorland and Furness Council.

Services Mains gas, water and electricity.

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

Directions From the Hackney & Leigh office, proceed up Market Street turning left at the traffic lights. Leave Carnforth on Scotland Road and proceed straight ahead at the first two roundabouts. At the third roundabout take the second exit towards Burton along the A6070. Continue on the A6070 for approx 2 Miles until you reach the 'Royal Oak' pub, turning right onto Oak Court where number 6 is in the corner.

What3Words ///crisper.unguarded.sings

Viewings Strictly by appointment with Hackney & Leigh.

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



Garden



Garden



Side Patio

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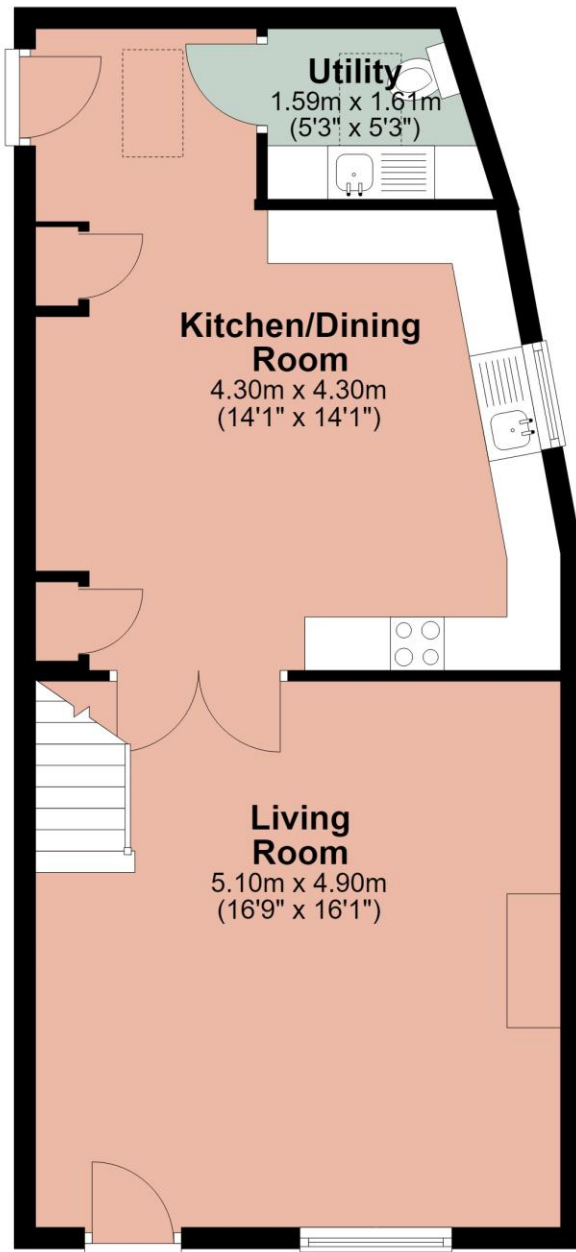


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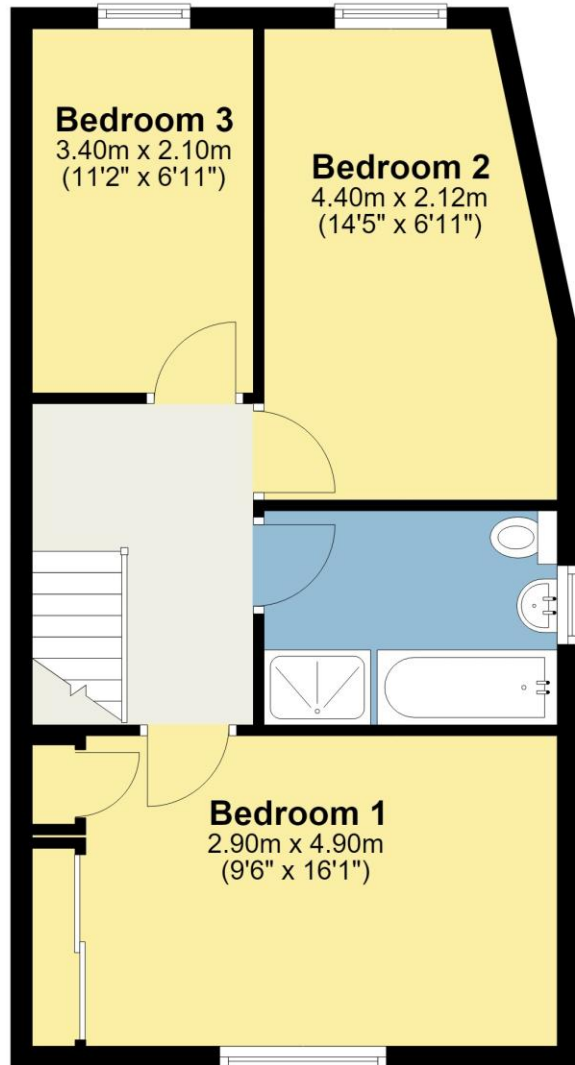
Ground Floor

Approx. 52.4 sq. metres (564.3 sq. feet)



First Floor

Approx. 45.8 sq. metres (492.7 sq. feet)



Total area: approx. 98.2 sq. metres (1057.1 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:

Plan produced using PlanUp.

6 Oak Court, Burton

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