



Burton-In-Kendal

£335,000

24 Church Bank Gardens, Burton-In-Kendal, Carnforth, LA6 1NT

A stylish modern three bedroom link detached house with living room, dining kitchen with great views across Farleton Knott and the Lakeland Fells. With ground floor WC, family bathroom and master ensuite, gardens, garage & driveway parking.

Quick Overview

- Modern Detached House
- Three Spacious Bedrooms
- Master En Suite and Family Bathroom
- Front and Rear Patio
- Peaceful Setting
- Private Garden
- Off Road Parking
- Attached Garage
- Ultra Fast Broadband Available



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Ultrafast
Broadband



Off Road
Parking

Property Reference: KL3764



Kitchen



Lounge



Hallway



Bathroom

Situated within the popular village of Burton-in-Kendal, 24 Church Bank Gardens is an appealing three-bedroom home offering well-proportioned accommodation, ideal for a variety of buyers. The property provides an excellent opportunity for those seeking a comfortable home in a convenient village location.

The accommodation briefly comprises a welcoming living room, providing a pleasant space in which to relax and unwind, together with a dining kitchen offering a practical setting for everyday living and entertaining.

To the first floor, the property offers three bedrooms, providing flexible accommodation for families, visiting guests or those requiring a home office. A family bathroom completes the internal accommodation.

Externally, the property benefits from gardens to the front and rear, offering space to enjoy the outdoors, alongside driveway parking and a garage, providing valuable additional storage and convenience.

Burton-in-Kendal is a well-regarded village offering a range of local amenities and a welcoming community atmosphere. The surrounding countryside provides opportunities for walking and outdoor pursuits, while the village's road links offer access to neighbouring towns and the wider South Lakes area.

Combining practical accommodation, outdoor space and useful parking facilities, 24 Church Bank Gardens represents an appealing opportunity for purchasers seeking a home in this attractive village setting.

Kitchen 11' 10" x 10' 11" (3.63m x 3.35m)

Living Room 12' 11" x 11' 3" (3.95m x 3.45m)

Bedroom One 11' 0" x 10' 11" (3.36m x 3.35m)

Bedroom Two 10' 4" x 9' 1" (3.16m x 2.77m)

Bedroom Three 10' 7" x 6' 10" (3.23m x 2.09m)

Garage 19' 5" x 9' 6" (5.93m x 2.92m)

Property Information

Parking Off Road Parking

Tenure Freehold

Council Tax Westmorland and Furness Council - Tax Band: D

Services Mains: Gas, water, electrics and drainage.

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

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Viewings Strictly by appointment with Hackney & Leigh.

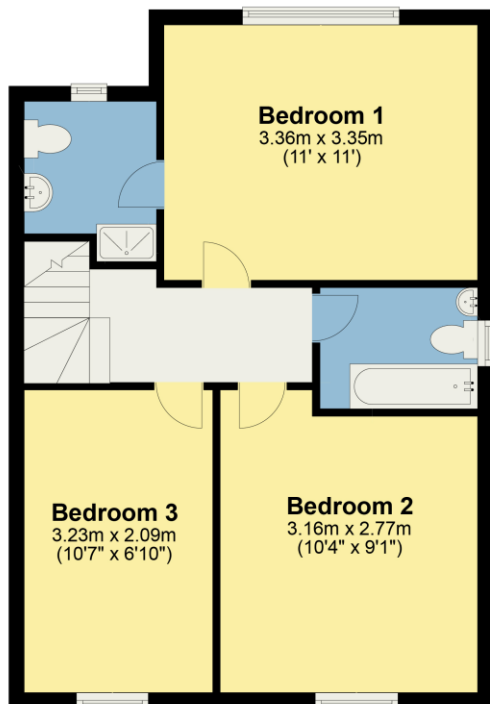
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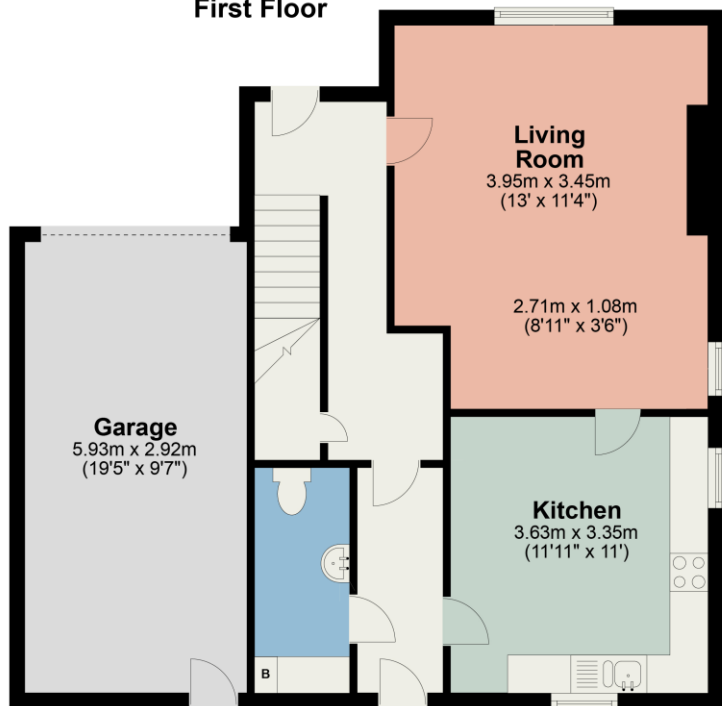
Bedroom One



En suite Shower Room



First Floor



Ground Floor

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: KL3460

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