



Burton-in-Kendal

£365,000

11 Church Bank Gardens , Burton-in-Kendal , Carnforth, LA6 1NT

Welcome to 11 Church Bank Gardens, a delightful detached bungalow on the fringe of the popular village of Burton in Kendal. This charming home offers a blend of comfort and convenience, ideal for a range of buyers.

Quick Overview

Modern Detached Bungalow
 Countryside Views
 Generous Living Accommodation
 Great for Families or Retirees Alike
 Close to Local Schools and Amenities
 Lawn Garden
 Off Road Parking
 Integrated Garage
 No Onward Chain
 Broadband Available



3



2



1



B



Broadband
Available



Of Road
Parking

Property Reference: KL3626



Kitchen



Kitchen/Dining Room



Living Room



Fireplace

As you step into the entrance hallway, you'll notice the elegant coving to the ceiling and a practical storage cupboard, along with a door providing direct access to the integral garage. The kitchen features a Howdens shaker-style design with a range of wall and base units, complementary worktop and ceramic sink with a mixer tap and drainer. Integrated appliances include a Lamona four-ring induction hob with an extractor hood and a Lamona electric oven, with plumbing available for a dishwasher. A window overlooks the garden, and a door provides easy access outside.

The living room is a bright and inviting space, complete with a feature gas fireplace, with double doors taking advantage of the wonderful views towards Farleton Knott and the Lakeland Fells.

The bungalow offers three light and airy double bedrooms. The master bedroom boasts picturesque views and an en-suite bathroom with a W.C., pedestal sink, and a bath with handheld shower attachment. Bedrooms two and three are also generously sized and filled with natural light, whilst the three piece family bathroom comprises a W.C., hand wash basin, and a shower.

Outside, you'll find a lawn garden with a path leading around the property. A paved driveway provides ample parking, and a patio area offers a lovely spot for outdoor enjoyment. This bungalow is a true gem, offering a convenient lifestyle amidst beautiful surroundings.

Accommodation with approximate dimensions:

Kitchen/Dining Room 15' 8" x 10' 11" (4.78m x 3.33m)

Living Room 18' 5" x 12' 3" (5.61m x 3.73m)

Bedroom One 18' 5" x 12' 8" (5.61m x 3.86m)

Bedroom Two 15' 10" x 13' 8" (4.83m x 4.17m)

Bedroom Three 15' 8" x 11' 5" (4.78m x 3.48m)

Property Information

Parking

A paved driveway provides off road parking.

Garage 18' 7" x 10' 9" (5.66m x 3.28m)

With an up and over door, light and power.

Tenure

Freehold (Vacant possession upon completion).

N.B. A service charge will be payable to cover the cost of the communal areas. Please ask for further details

Council Tax

Westmorland and Furness Council. Band E.



Hallway



Living Room



Bedroom One



Bedroom Two



Bedroom Three



Bedroom

Services

Mains gas, water, drainage and electricity.

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

What3Words [///nest.respected.football](https://www.what3words.com/#!/neighbourhood/NEST/RESPECTED/FOOTBALL)

Viewings

Strictly by appointment with Hackney & Leigh.

Anti-Money Laundering Regulations (AML)

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 £42.67 (inc. VAT) per individual or £36.19 (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 £120 (incl. vat).



Family Bathroom



Shower Room



11 Church Bank Gardens

[Request a Viewing Online](#) or Call 015242 72111

Meet the Team

Richard Harkness M.R.I.C.S

Sales Manager

Tel: 015242 72111

Mobile: 07971 911357

richardharkness@hackney-leigh.co.uk



Claire Tooke

Sales Team

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



Matilda Stuttard

Sales Team

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



Naomi Price

Viewing Team

Tel: 015242 72111

kirkbysales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015242 72111** 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 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-leigh.co.uk

Church Bank Gardens, Burton, Carnforth, LA6

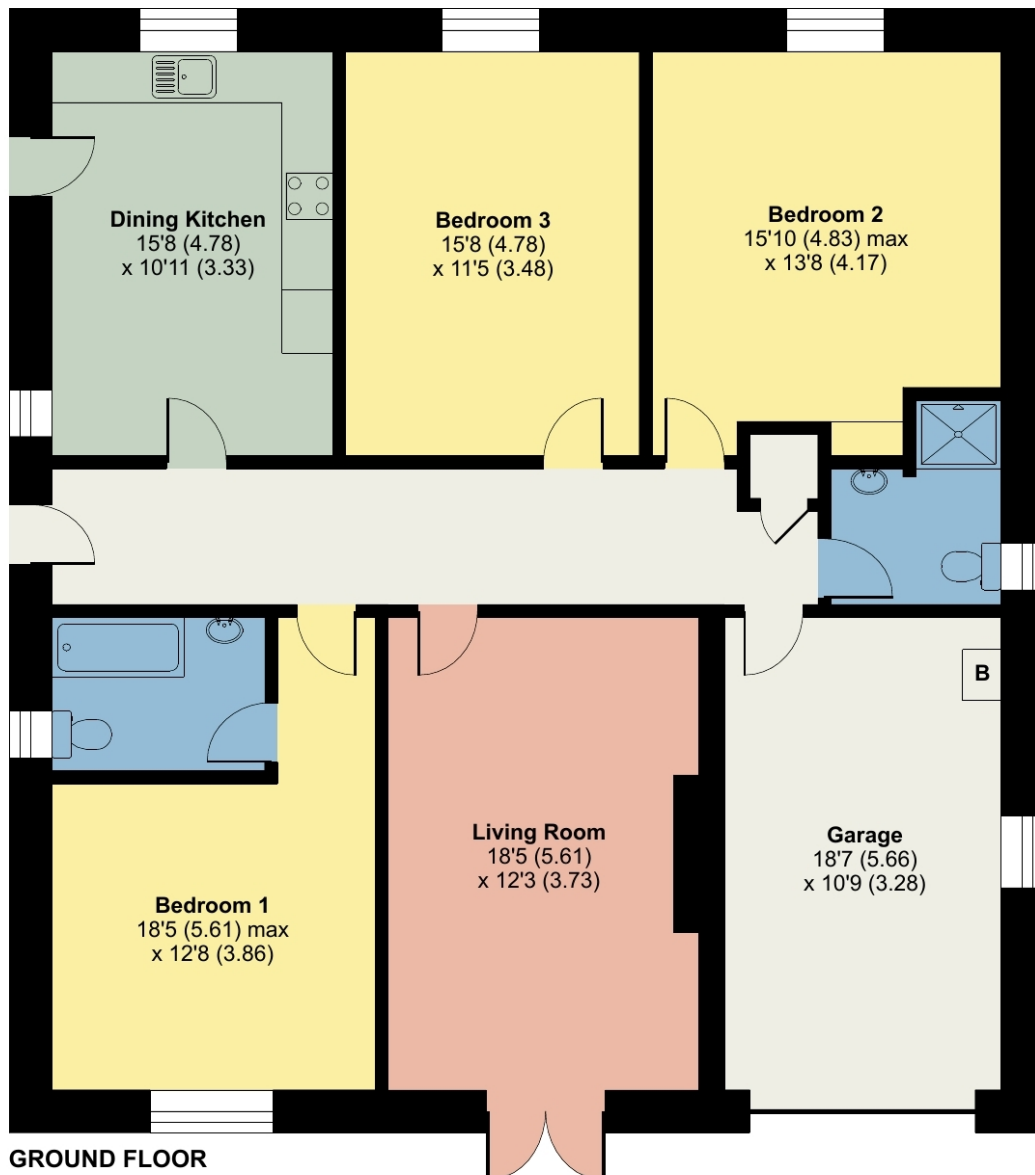


Approximate Area = 1287 sq ft / 119.6 sq m

Garage = 200 sq ft / 18.5 sq m

Total = 1487 sq ft / 138.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 829428

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 17/04/2025.

Request a Viewing Online or Call 015242 72111