



**POOLE  
TOWNSEND**

# Main Street, Burton-in-Kendal, LA6 1LW

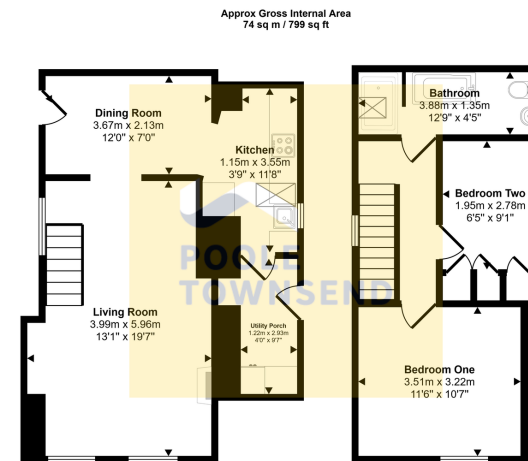
Offers Over £199,999

2 1 1



- Charming Character Cottage
- Spacious Lounge with Exposed Beams
- Open-Plan Living Area
- 2 Bedrooms
- Garden
- Central Village Location
- Useful Utility Room & Porch
- No Chain
- Council Tax Band: B
- Tenure: Freehold



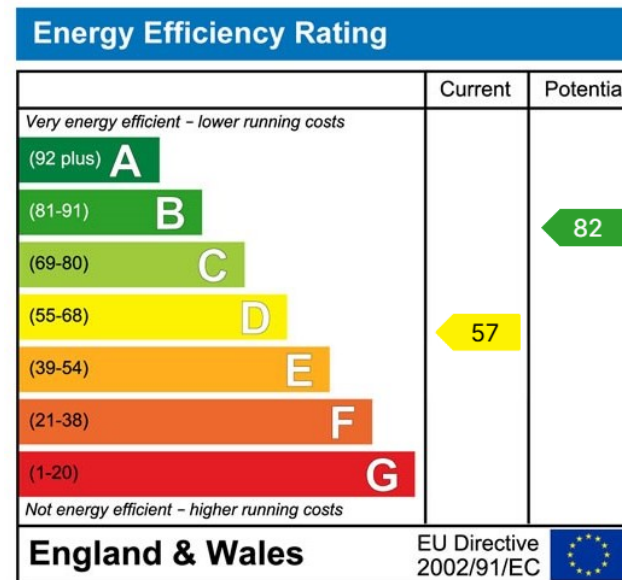


Ground Floor  
Approx 43 sq m / 465 sq ft

First Floor  
Approx 31 sq m / 334 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Embracing cottage charm whilst offering the conveniences of modern day living, this delightful 2 bedroom cottage is filled with light and offers homeliness in abundance. Centrally positioned in the sought-after village of Burton, amenities are close-by, yet scenic walks and rural countryside can be found just moments away. Arranged over two well-proportioned floors, the ground floor features a cosy lounge with exposed beams that flows effortlessly into the adjoining dining area and kitchen, creating a warm and inviting living space. A practical utility room and porch add to the home's functionality. Upstairs, two generous double bedrooms are served by a spacious four-piece bathroom. Located a short distance away is an enclosed lawn garden, ideal for garden enthusiasts. Requiring general modernisation and updating, the property provides a fantastic opportunity for buyers to update and personalise to own tastes and requirements. No Chain.



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