



Burton

£375,000

23 Church Bank Gardens
Burton
Carnforth
Lancashire
LA6 1NT

Looking for somewhere ready to move into? Something that gives you piece of mind with a 10 year LABC guarantee among other guarantees? Stylish and contemporary with three bedrooms? Then look no further. This practical family home with family bathroom, WC and ensuite, showcases spectacular views across Farleton Knott and the Lakeland fells. With a large laid to lawn garden, attached garage and driveway providing off road parking, what's not to love? No Chain.

Property Ref: C2026





Front Elevation



Bedroom Two



Bedroom Two En-suite

Location

From the Hackney & Leigh Carnforth office, turn right and proceed north on Market Street, turning left at the traffic lights. Follow the road out of Carnforth and take the first exit on both the first and second roundabouts. At the third roundabout take the second exit towards Burton in Kendal on the A6070. On entering Burton proceed onto the Main Street, and pass through the centre of the village. Take a right hand turn after Church Bank House. Follow the road up Church Bank Gardens and take the first left into the new housing development. The property can be found at the top on the left hand side located by our For Sale sign.

Accommodation (with approx. dimensions)

Entrance Hall

A PVCu double glazed door leads into the Entrance Hallway. With coving to ceiling and a radiator. Stairs lead to the first floor and there is a solid wooden door leading into the Integral Garage.

Bedroom Two 13' 1" x 13' 0" (3.99m x 3.96m)

Off to the right of the entrance hall you will find a spacious double bedroom, fitted with a PVCu double glazed window, showcasing views towards the Lakeland Fells. With a built in under stairs storage cupboard and a radiator. Door leading to;

En-Suite Shower Room

Fitted with a three piece suite consisting of a low level WC, hand wash basin and a shower cubicle with tiled surround. With a PVCu double glazed frosted window, an illuminated mirror with shaver point, extractor fan, tiled flooring and a radiator.



Living/Dining Room

First Floor Landing

Stairs lead from the Entrance Hall to a First Floor Landing. With a built in storage cupboard, housing the gas central heating boiler and a PVCu double glazed window.

Open Plan Living Dining Room and Kitchen

Living Dining Area 20' 5" x 13' 6" (6.24m x 4.15m)

A light and bright room, fitted with a feature gas fire place with marble hearth and surround and timber mantle. With two PVCu double glazed windows, showcasing spectacular views towards the Lakeland Fells. With coving to the ceiling and a radiator. This room has ample space for a sizeable dining table as it extends into:

Kitchen 12' 11" x 11' 3" (3.93m x 3.43m)

Fitted with a Howdens shaker style kitchen, incorporating a range of wall and base units with a complementary butchers block style worktop over and a ceramic sink unit with mixer tap and drainer. Integrated appliances include a Lamona four ring induction hob, a Lamona electric oven with extractor hood and there is also plumbing for a dishwasher. With a PVCu double glazed window overlooking the rear garden. Wooden flooring and a radiator.

Bedroom One 17' 6" x 16' 6" (5.33m x 5.02m)

A spacious, light and bright bedroom, fitted with a feature PVCu double glazed window showcasing spectacular views towards the Lakeland Fells. With a timber framed door leading into the ensuite and a radiator.



Dining Area



Living/Dining Room



Kitchen



Kitchen



Kitchen

En-Suite Shower Room

Fitted with a three piece suite consisting of a low level WC, hand wash basin and a shower cubicle with tiled surround. With a PVCu double glazed frosted window, an illuminated mirror with shaver point, extractor fan, tiled flooring and a radiator.

Bedroom Three 10' 11" x 10' 10" (3.33m x 3.3m)

Fitted with a PVCu double glazed window overlooking the rear garden and a radiator.

Family Bathroom

Fitted with a three piece suite consisting of a low level WC, wash hand basin and a bath with hand held shower over and tiled surround. With a PVCu double glazed frosted window, an illuminated mirror with shaver point, an extractor fan, tiled flooring and a radiator.

Outside

To the front of the property, a laid to lawn garden can be found. With a block paved drive providing off road parking, leading to an Integral Garage and a pathway leading to the rear garden. To the rear of the property, a generous sized garden can be found. With a secure wooden fence, a laid to lawn garden and a paved patio area, perfect for entertaining.

Garage 20' 6" x 13' 0" (6.22m x 3.96m)

With an up and over garage door, a PVCu double glazed window, light and power. A timber framed door leads into the property.



Bedroom One



Bedroom One



Family Bathroom



Bedroom Three



Rear Garden

Services

Mains Electric, Mains Gas, Mains Water and Mains Drainage.

Council Tax

Band E South Lakeland District Council

Tenure

Freehold. Vacant possession upon completion. The property title has restriction of business use so cannot be used as a holiday let.

Viewings

Strictly by appointment with Hackney & Leigh Carnforth Office

Energy Performance Certificate

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

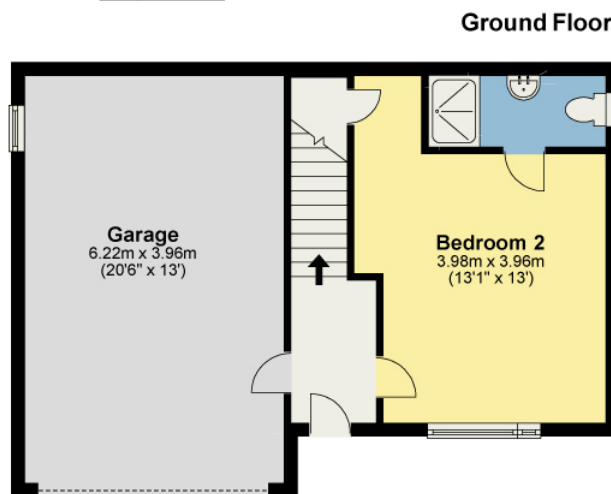
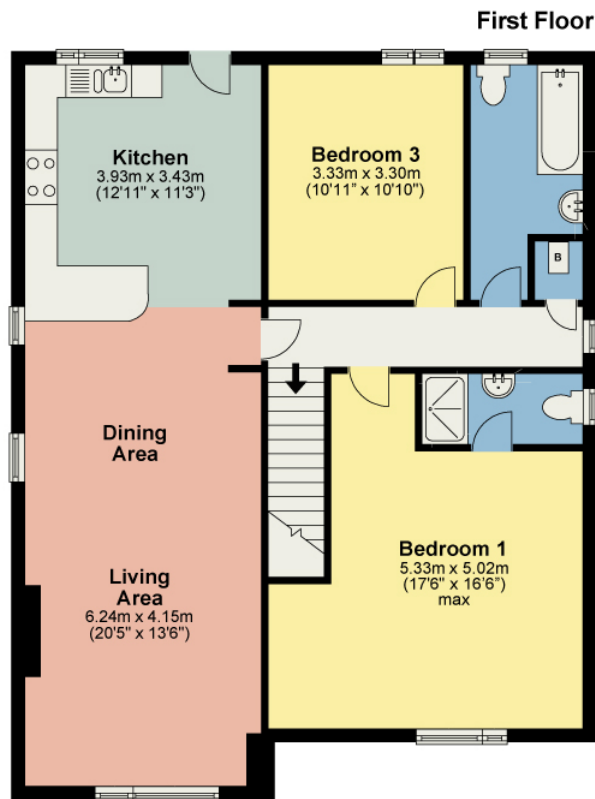
For a Viewing Call 01524 737727



Views towards Lakeland fells



Ordnance Survey Ref: 01021157



Total area: approx. 140.0 sq. metres (1506.9 sq. feet)

For illustrative purposes only. Not to scale. REF: C2026

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.