



Burton

Offer in Excess of £350,000

29 Burton Park, Burton, Carnforth, LA6 1JB

This excellent semi-detached modern family home offers so much more than first meets the eye and those who view will appreciate the well balanced flexible layout that includes a bedroom with shower room to the ground floor with a living room that leads to a conservatory which opens to the rear garden, and there is a separate dining room together with a fitted kitchen and utility room all being complemented by the four bedrooms and house bathroom on the first floor.

Situated in the village of Burton in Kendal, ideal for village life and convenient for the M6. The property has the benefit of double glazing and gas central heating, along with off road parking, additional shed storage and a delightful enclosed rear garden - all in all a well presented property ready for a new family to move into and enjoy.

Quick Overview

- Semi-Detached Family Home
- Five Bedrooms and Three Bathrooms
- Ground Floor Ensuite Bedroom
- Newly Fitted Kitchen
- Off Road Parking
- Flexible Living Accommodation
- Village Location
- Close to Transportation Links
- Well Tended Gardens
- Superfast 80Mbps* Broadband



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Superfast
Broadband*



Off Road
Parking

Property Reference: KL3416



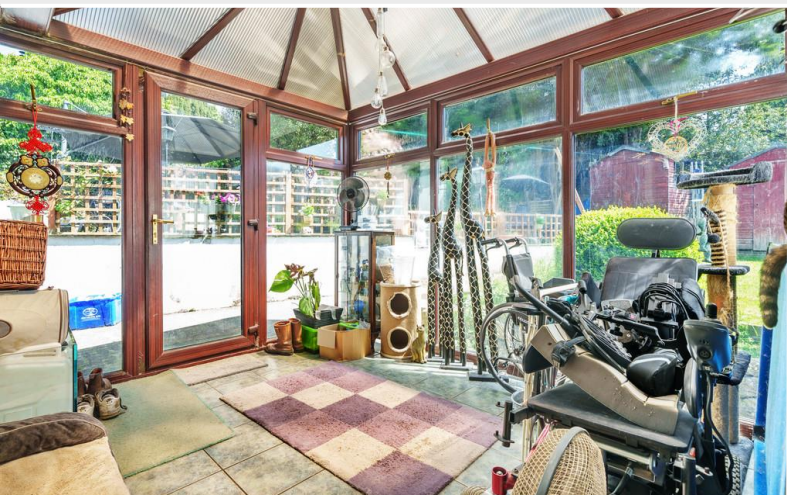
Living Room



Utility



Dining Room



Conservatory

Property Overview

Situated in the popular village of Burton, this house stands on a large plot. Altered and improved by the present owners and with the benefit of a recently installed ground floor shower room and bedroom this splendid family home offers well balanced accommodation with space for all the family to live, work and play in.

Step into the spacious entrance porch with plenty of space for coats, shoes and additional storage. Then you'll be welcomed into the spacious living room, the main hub of the home providing access to the kitchen, utility, conservatory and ground floor en suite bedroom. Bathed in natural light, this room offers a comfortable and airy retreat which flows nicely into the conservatory that provides access to the garden. The utility comprises base units, sink, space for a washer and dryer and houses the Vaillant boiler with a door to the rear garden.

The living room also adjoins effortlessly to the stylish kitchen, well-fitted with wall and base soft close units, with integral appliances including oven with induction hob and extractor over, Combi microwave, dishwasher and has space for a freestanding fridge/freezer. Flowing pleasantly into the dining room, an ideal space for enjoying meals with friends and family with a window to the front aspect..

Bedroom two to the ground floor is a spacious double with front aspect window and enjoys ample space for additional furniture, with the added benefit of a spacious wet room comprising an overhead shower, sink and WC.

Follow the stairs up to the first floor landing where you will find an additional four bedrooms. Bedroom one is a spacious double with velux windows and window to the side aspect with space for additional furniture and the benefit of eaves storage and has an en suite which comprises a shower, pedestal sink and WC. Bedroom three and four are also doubles with windows to the rear, whilst bedroom four has the added benefit of a built in wardrobe. Finally, bedroom five is a pretty single room with front aspect window and integral wardrobe. The family bathroom has a three piece suite with panelled bath and shower over with sink and WC.

Location

Burton in Kendal is a charming and sought-after village located in the south of Cumbria, surrounded by rolling countryside and stunning views of the surrounding hills. The village has a rich history and a strong sense of community, making it an ideal place to live for families, professionals and retirees alike.



Kitchen



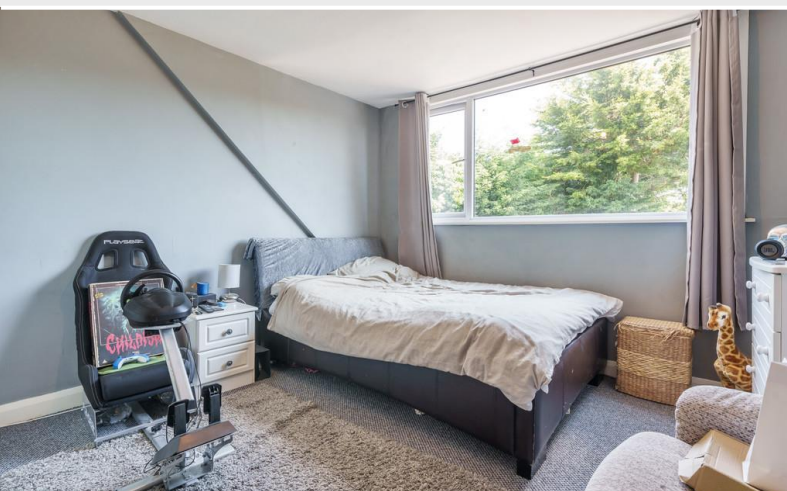
Kitchen



Bedroom Two



Bedroom Three



Bedroom Four



Bedroom Five

For families there is a primary school Burton Morewood CofE Primary School rated "Good" by Ofsted. For secondary education, Burton is within the catchment area for the nearby Queen Elizabeth School in Kirkby Lonsdale is a highly regarded and well-respected establishment.

Transport links are also a key benefit of living in Burton in Kendal. The village is situated just off the M6 motorway, providing easy access to major cities such as Manchester, Liverpool and Glasgow. The nearby market town of Kirkby Lonsdale is just a short drive away, offering a range of amenities and regular bus services to surrounding areas. The West Coast Main Line also runs through nearby Oxenholme station, providing direct train services to London and Edinburgh. There is also easy access to Carnforth Station. The village is serviced by the 555 bus service.

Overall, Burton in Kendal is a wonderful place to live, with its beautiful scenery, excellent schools and convenient transport links making it an ideal location for families and professionals alike.

Accommodation (with approximate dimensions)

Ground Floor

Living Room 26' 0" x 10' 9" (7.92m x 3.28m)

Conservatory 11' 6" x 9' 9" (3.51m x 2.97m)

Kitchen 16' 0" x 7' 10" (4.88m x 2.39m)

Dining Room 15' 8" x 7' 11" (4.78m x 2.41m)

Bedroom Two 13' 3" x 10' 5" (4.04m x 3.18m)

First Floor

Bedroom One 16' 3" x 13' 5" (4.95m x 4.09m)

Bedroom Three 12' 3" x 11' 0" (3.73m x 3.35m)

Bedroom Four 12' 0" x 7' 11" (3.66m x 2.41m)

Bedroom Five 8' 6" x 6' 10" (2.59m x 2.08m)

Property Information

Outside On approach to the property, there is off road parking with a front garden. To the rear is a lawned area with two sheds, ideal for storage and a raised patio area, perfect for family barbeques in the summer months.

Services Mains gas, water, drainage and electricity.

Council Tax Westmorland and Furness Council - Band D

Tenure Freehold. Vacant possession upon completion.

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

Viewings Strictly by appointment with Hackney & Leigh



Bedroom One



Family Bathroom



Rear Aspect



Garden

Request a Viewing Online or Call 015242 72111

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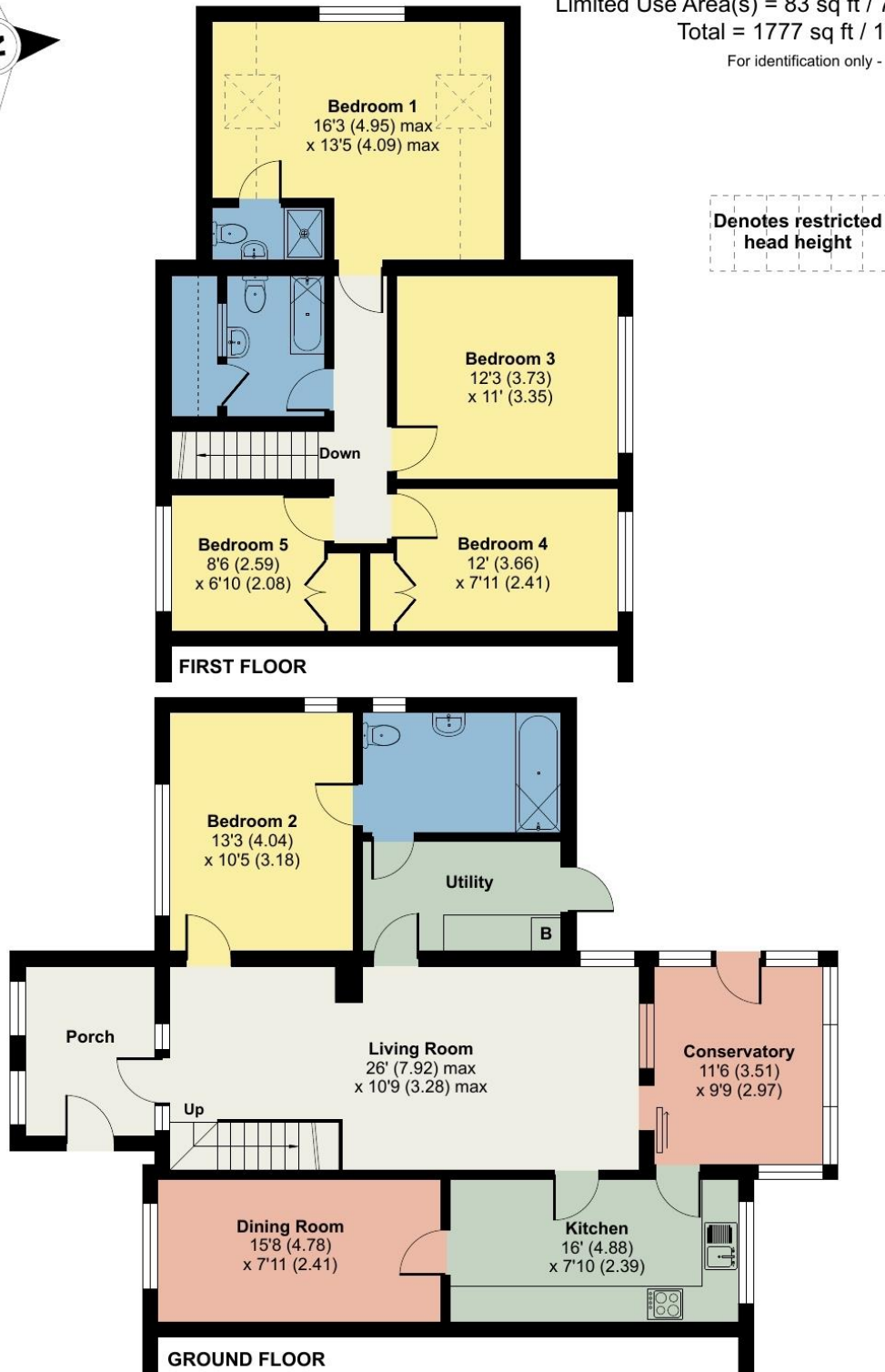
Burton Park, Burton, Carnforth, LA6

Approximate Area = 1694 sq ft / 157.3 sq m

Limited Use Area(s) = 83 sq ft / 7.7 sq m

Total = 1777 sq ft / 165 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). © n̄checom 2023. Produced for Hackney & Leigh. REF: 987533

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