



## Burton-In-Kendal

£127,015

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

This delightful newly-built three bedroom, semi-detached home is definitely not one to miss! Located on a quiet development in the village of Burton in Kendal with driveway, garden and spacious living areas, 18 Church Bank Gardens would make an ideal home for first time buyers or growing families.

Enjoying three good sized bedrooms, family bathroom, kitchen, living room, patio garden with lawn and space for one to two cars on the drive. Located within close access to local amenities and transportation links, this property is ideal for those wanting a spacious home within a quiet village location, ready for a new owner who meets Qualifying Purchaser criteria to put their own stamp on it.

### Quick Overview

- Affordable Housing Scheme Applicants only
- Modern Family Home
- Three Bedrooms & One Bathroom
- Spacious Living Areas
- Private, Enclosed Rear Garden
- Driveway for One to Two Cars
- Situated in a Quiet Position
- Popular Village Location
- Close to Local Amenities
- Application via Local Housing Authority



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B4RN  
Broadband



Off Road  
Parking

Property Reference: KL3400



Kitchen/Diner



Hallway



Living Room



Rear Garden

## Property Overview

On approach to the property, it is easy to see why this development is a popular find, with quiet road leading to the array of homes. 18 Church Bank is on the left, with paved drive and sitting in a slightly elevated position.

Step through the front door into the light and bright kitchen with complementary tiled flooring and modern tiled splashback. The kitchen is well fitted with wall and base units, one and a half stainless steel sink with drainer and integrated Lamona oven with four ring hob and extractor over. There is space for an undercounter washer/drier and dishwasher and free standing fridge freezer. Follow the kitchen into the spacious hallway with a side door for access outside, two storage cupboards; one housing the Vaillant boiler and another under the stairs, perfect for storing cleaning essentials and a downstairs cloakroom with all important W.C. and pedestal sink.

The living room is a welcoming area with ample space for furniture and double patio doors leading to the rear garden, allowing light to flow effortlessly throughout the ground floor. Back into the hall, follow the staircase to the right up to the first floor landing, an open space with access to three bedrooms and the family bathroom, along with a handy storage cupboard.

Bedroom one is a generous double with space for additional furniture and large window overlooking the rear garden. Bedrooms two and three are single rooms with front aspect windows and enjoy space for additional bedside furniture. The family bathroom is a modern three-piece suite with pedestal sink, large bath with shower over and W.C., also enjoying part tiled walls and flooring and a heated ladder towel radiator.

Completing the picture is the rear garden with well-presented patio area, providing ample space for outdoor seating when entertaining family and friends throughout the summer months with enclosed, private lawn area where children and pets can play.

## 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.

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, a highly regarded and well-respected establishment. The village is ideal for transportation links with close access to the M6 motorway and only short drive from the market towns of Kirkby Lonsdale and Carnforth.

#### Accommodation (with approximate dimensions)

##### Ground Floor

**Kitchen/Dining Room** 14' 10" x 8' (4.52m x 2.44m)

**Living Room** 14' 11" x 10' 6" (4.55m x 3.2m)

##### First Floor

**Bedroom One** 15' x 10' 5" (4.57m x 3.18m)

**Bedroom Two** 11' 4" x 7' 3" (3.45m x 2.21m)

**Bedroom Three** 9' 1" x 7' 3" (2.77m x 2.21m)

**Outside** A well-presented rear garden with paved patio area for outdoor seating and enclosed, private lawn.

**Parking** Paved drive to the front with space for one to two cars.

**Services** Mains gas, water, drainage and electricity.

**Council Tax** Westmorland and Furness - Band TBC

**Tenure** Freehold. Section 106, low cost affordable properties at the 'initial discount sale' price of £127,015 with any future sales being at 52.5% of the open market value. Local occupancy restrictions apply applicants must demonstrate a need to purchase an affordable home. Application's will need to be submitted to Westmorland and Furness Council. The property must be main residence, can not be rented out or used as a holiday let. Applicants will need to submit an application form together with supportive evidence and have a Local Connection to the following Parishes:- ; Burton-in-Kendal, Hincaster, Holme, Lupton, Hutton, Roof, Arnside, Beetham, Preston Patrick, Sedgwick, Stainton, Natland, Milnthorpe, Heversham, Crosthwaite & Lyth, Witherslack, Meathop & Ulpha, Helsington, Levens, Crook, Underbarrow & Bradleyfield

Please speak to the office for further details.

**Viewings** Strictly by appointment with Hackney & Leigh Kirkby Office.

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



Bedroom One



Bedroom Two



Bedroom Three

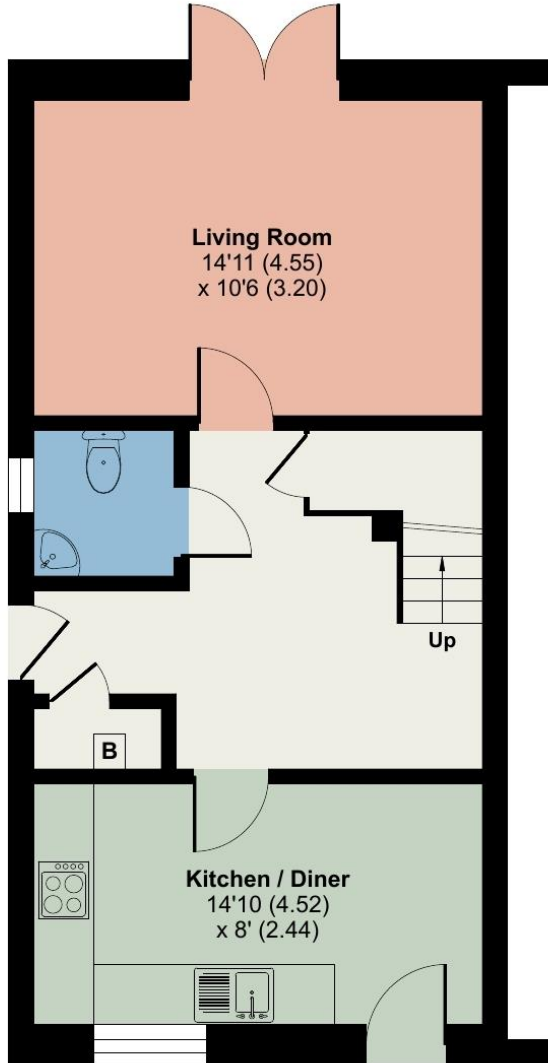


Bathroom

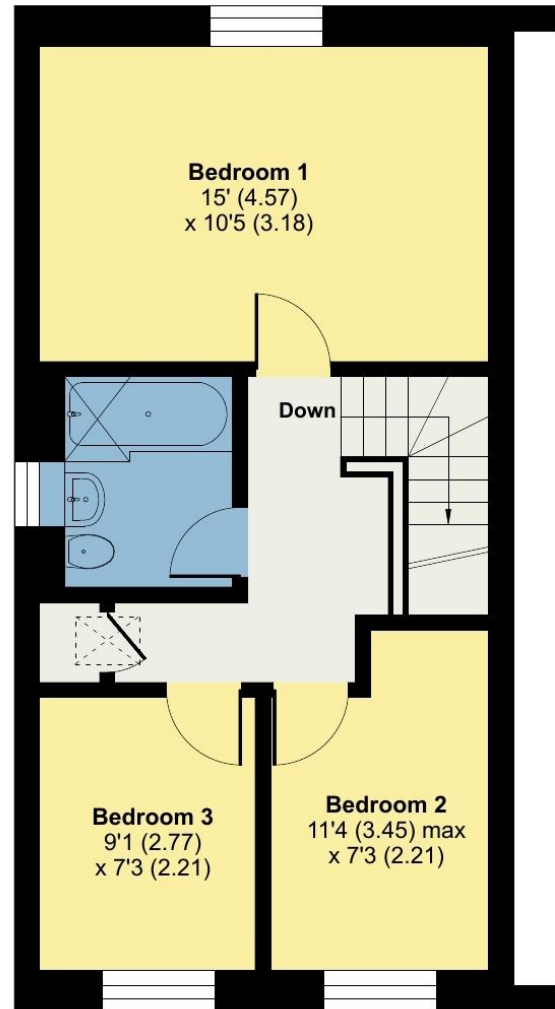
# Church Bank Gardens , Burton-In-Kendal, Carnforth , LA6

Approximate Area = 918 sq ft / 85.2 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2023. Produced for Hackney & Leigh. REF: 1000969

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