

## Burton

**£475,000**

30 Morewood Drive, Burton, Carnforth, LA6 1NE

This well presented, spacious family home has plenty on offer! Sat within the popular village of Burton In Kendal on a quiet cul-de-sac, this home provides a peaceful retreat for those looking for their forever home. Close to local amenities and transport links, this home would suit a range of buyers from growing families to those looking to retire into a peaceful village location.

The generous accommodation is well balanced with four bedrooms, three of which are doubles, two bathrooms, living room with French doors, family room with sliding patio door, study, kitchen, utility room, ground floor WC and double garage. A well-tended garden wraps around the property from front to back, private and enclosed for all to enjoy.

### Quick Overview

Well Presented Family Home

Four Bedrooms & Two Bathrooms

Two Reception Rooms & Additional Study

Private, Elevated Position

Mature front, side and rear gardens

Attractive open views

Off Road Parking & Double Garage

Close to Local Amenities

No Onward Chain

Broadband Available



4



2



2



D



Broadband\*



Off Road  
Parking

Property Reference: KL3430



Living Room



Sitting Room



Kitchen



Front Garden

## Property Overview

On approach to the property, the sense of peace and tranquillity is immediate, set in an elevated, corner position on a quiet cul-de-sac within the sought after village of Burton In Kendal. Follow the sweeping drive up to the front door, past the well-tended front lawn with parking for a number of cars.

Step through the front door into the light and airy hallway, providing access into the ground floor living spaces with under stairs cupboard for storage. Follow the hallway into the living room, an immaculately presented space enjoying a York stone fireplace and hearth making it easy to imagine a cosy night in through the cooler months, with traditional coving to ceiling throughout the living spaces. Dual aspect windows to the front and rear allow plenty of light to fill the room with French doors providing access into the pretty rear garden.

Back into the hallway, a fabulous office room/study provides the perfect place for those working from home, with front aspect window and space for a desk, making this home flexible for families to live, work and play. To the rear of the home is the attractive, open plan dining/sitting room, enjoying sliding patio doors into the garden and space for a dining table. This space enhances the family feel, and flows effortlessly into the kitchen, with plenty of space for entertaining friends and family whilst the chef of the house does the cooking!

The kitchen is well fitted with wall and base units, complementary worktop and tiled splashback with one and a half stainless steel sink with drainer. Integrated appliances include a four ring Zanussi hob with extractor over, Electrolux oven and Bosch fridge/freezer. A handy utility room is located to the front of the property, with a door providing access into the garden. Fitted with base units, complementary worktop, part-tiled walls, stainless steel sink with drainer and housing the Baxi boiler, this room is great for storage and holds space for a washing machine/dryer. A handy cloakroom can be found in the utility, too, with that all important W.C. and pedestal sink.

Follow the stairs up to the first floor galleried landing with attractive wooden bannister and access to the four great sized bedrooms, as well as access into the loft and cupboard housing the water cylinder. Bedroom one is a generous dual aspect master suite, enjoying views to the Lakeland hills at the front and over fields to the rear. In addition to the handy built in wardrobes for hanging clothes and storing shoes, there is also a three-piece en-suite comprising a shower, pedestal sink with W.C., complementary tiled walls and heated ladder towel radiator.

Bedroom two is also a double room, enjoying a rear aspect window overlooking the garden with space for a double bed



Living Room



Kitchen



Office/Study



Bedroom One



Bedroom Two



Bedroom Three

and additional furniture, with bedroom three providing space for a double bed, located to the rear aspect of the property. Bedroom four enjoys a front aspect window, currently used as a dressing/storage room with space for a single bed and bedside furniture. Finally, the family bathroom is a four piece suite, comprising a panelled bath, shower, pedestal sink and W.C., with complementary part-tiled walls and floor and a heated ladder towel radiator.

Completing the picture is the beautifully tended gardens, private and enclosed for the ultimate sense of tranquillity, a safe space for children and pets to play, and for soaking up the sun with family and friends on a summers day. With laid lawn to the front and rear, a paved path leads from front to back, providing space for outdoor seating and gated access onto the drive.

#### 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 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.

#### Accommodation (with approximate dimensions)

##### Ground Floor

**Living Room** 18' 10" x 13' 10" (5.74m x 4.22m)

**Kitchen/Diner** 21' 6" x 21' 2" (6.55m x 6.45m)

**Study** 9' 6" x 6' 1" (2.9m x 1.85m)

##### First Floor

**Bedroom One** 16' 4" x 13' 6" (4.98m x 4.11m)

**Bedroom Two** 13' 0" x 9' 10" (3.96m x 3m)

**Bedroom Three** 14' 1" x 8' 8" (4.29m x 2.64m)

**Bedroom Four** 8' 11" x 8' 1" (2.72m x 2.46m)

#### Property Information

##### Outside

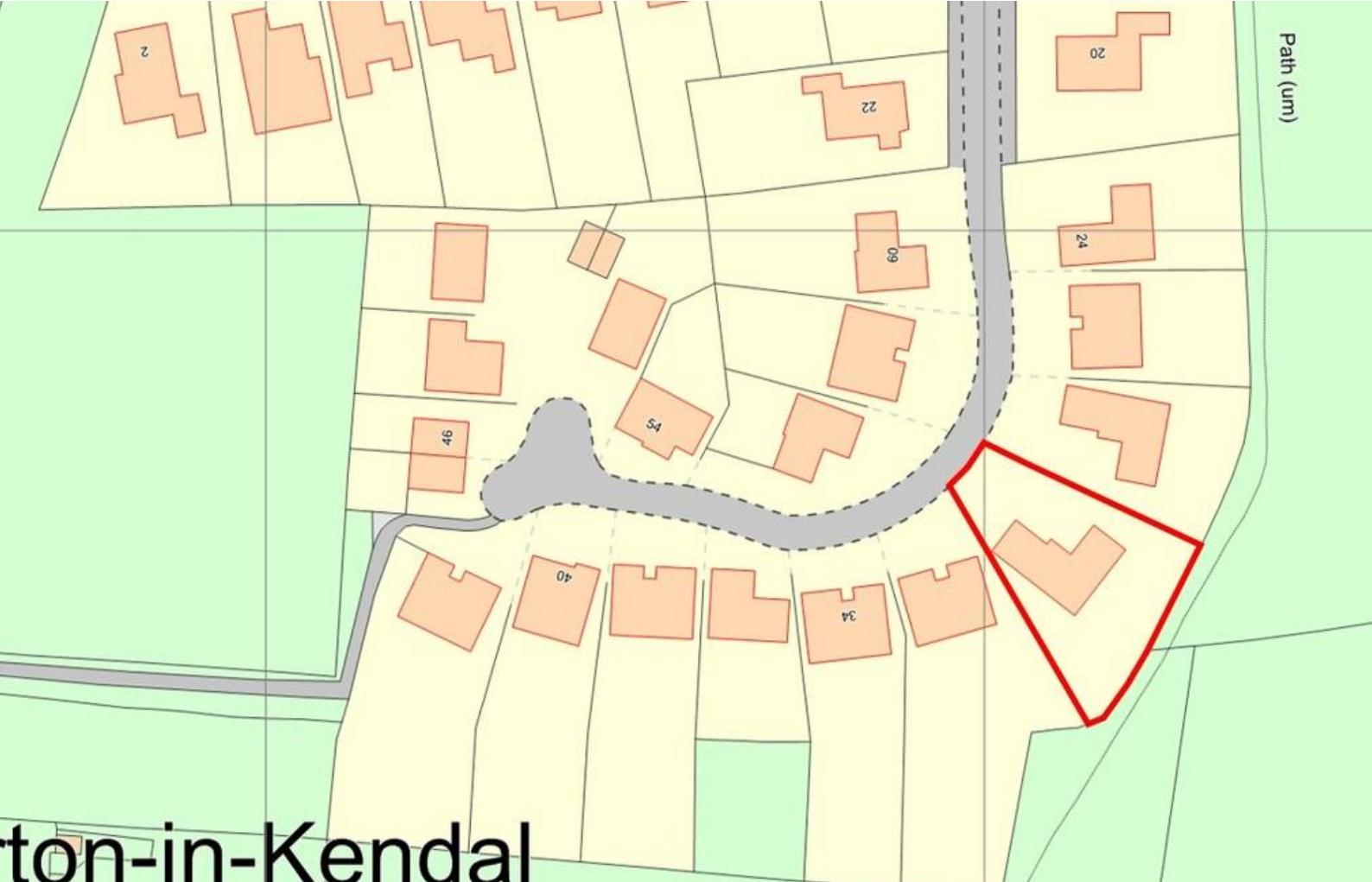
A well maintained rear garden borders adjacent fields, mostly laid to lawn with patio path sweeping around the property. To the front is a lawned area with well-tended



Garden



Views



# Burton-in-Kendal



Garden



Rear Aspect

borders from front to rear.

#### Parking

There is a block paved drive providing plenty of off-street parking.

#### Garage

18' 1" x 17' 3" (5.51m x 5.26m)  
The double, integrated garage has electronic remote controlled up and over door with space for additional parking and storage. A rear door provides access into the garden.

#### Services

Mains gas, water, drainage and electricity.

#### Council Tax

Westmorland and Furness Council. Band F.

#### 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 Kirkby Office.

## Meet the Team

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# Morewood Drive, Burton, Carnforth, LA6

Approximate Area = 1914 sq ft / 177.8 sq m (includes garage)

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2023.  
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**A thought from the owners...** "This is a very light bright house, with pretty views which we have loved for twenty-three years"

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