



Burton-In-Kendal

£395,000

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

Situated in an elevated position on the edge of the popular village of Burton In Kendal, the Church Bank Gardens development enjoys a peaceful location with local amenities and transport links close by.

With three double bedrooms, two of which en suite, open plan kitchen/living/dining area and separate second sitting room/potential fourth bedroom, this home has plenty to offer for growing families or those looking to upsize. Completing the picture is the large rear garden, enclosed for ample privacy and laid lawn to the front with driveway and turning space for a number of cars.

Quick Overview

Fabulous Detached Family Home
Three Bedrooms & Three Bathrooms
Open Plan Kitchen/Living/Dining Area
Newly Built & Modern Throughout
Gardens to the Front & Rear
Off Road Parking
Situated in an Elevated Position
Edge of Popular Village Location
No Onward Chain



3



3



2



TBC



Off Road
Parking

Property Reference: KL3433



Open Plan Living/Kitchen/Dining Room



Open Plan Living/Kitchen/Dining Room



Open Plan Living/Kitchen/Dining Room



Open Plan Living/Kitchen/Dining Room

Property Overview

On approach to the property, the welcoming feel of this peaceful development is apparent, with 12 Church Bank boasting an elevated end position. With ample parking and space for turning on the paved driveway, a laid lawn area provides space for seating enjoying the views beyond.

Step through the front door into the light entrance hall, with space for hanging coats. Turn right into bedroom one, a spacious double with front aspect views and built in wardrobe space. An en suite comprises a walk in shower with waterfall shower head over, pedestal sink, W.C. and complementary tiles. Back into the hallway, a second sitting room/fourth bedroom is found to the left with patio doors leading to the front garden, where light flows effortlessly throughout the ground floor.

Follow the stairs to the first floor landing where you will find the open plan kitchen/living/dining area and further two bedrooms and Jack and Jill shower room. The living area is spacious and light with a cosy fire for those cooler evenings and views stretching to the front. With space for a dining table, this welcoming hub of the home is a great social space to entertain family and friends whilst the chef of the house cooks up a hearty meal! In addition, a separate study/storage room provides ideal potential for a home office with front aspect window.

The kitchen is well fitted with wood effect floor, wall and base units, complementary worktops and upstand, one and a half stainless steel sink with drainer and a handy cupboard making a perfect utility, housing the boiler with shelving and space for an undercounter washing machine and drier. Integrated appliances include a Cuisine Master oven with five ring hob and extractor over. With triple aspect windows, this space is light and bright with patio doors leading into the large rear garden. Being paved patio and mostly laid to lawn, it makes the perfect place for enjoying a glass of something cool throughout the summer months with friends and family.

Further along the landing is bedroom two, a generous double with front aspect views and three piece en suite comprising a shower with handheld shower attachment, pedestal sink, W.C. and part tiled walls and floor. Bedroom three is also a double room with rear window over looking the garden. This room adjoins the Jack and Jill shower room, with W.C., pedestal sink, walk in shower with handheld attachment, complementary tiled walls and floor and a handy cupboard for airing or storage.

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.



Open Plan Living/Kitchen/Dining Room



Rear Garden



Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four/Second Living Room

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 a short drive from the market towns of Kirkby Lonsdale and Carnforth.

[What3Words](https://bulk.tentacles.chats) [///bulk.tentacles.chats](https://bulk.tentacles.chats)

Accommodation (with approximate dimensions)

Ground Floor

Bedroom One 17' 4" x 12' 9" (5.28m x 3.89m)

Living Room/Bedroom Four 20' 3" x 12' 11" (6.17m x 3.94m)

First Floor

Bedroom Two 17' 5" x 12' 9" (5.31m x 3.89m)

Bedroom Three 11' 9" x 9' 8" (3.58m x 2.95m)

Open Plan Kitchen/Living/Dining Room 36' 3" x 13' 8" (11.05m x 4.17m)

Study 6' 6" x 5' 9" (1.98m x 1.75m)

Property Information

Outside

A well-presented, large rear garden with paved patio area for outdoor seating and rockery steps lead up to a private lawn. To the front is a laid lawn area for seating and a paved driveway.

Parking

Paved drive to the front with space for several cars with turning space.

Services

Mains gas, water, drainage and electricity.

Council Tax

Westmorland and Furness - Band TBC

Tenure

Freehold. Vacant possession upon completion.

Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.

Energy Performance Certificate

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



Rear Aspect



Views



Rear Garden



Front Aspect

Request a Viewing Online or Call 015242 72111

Meet the Team

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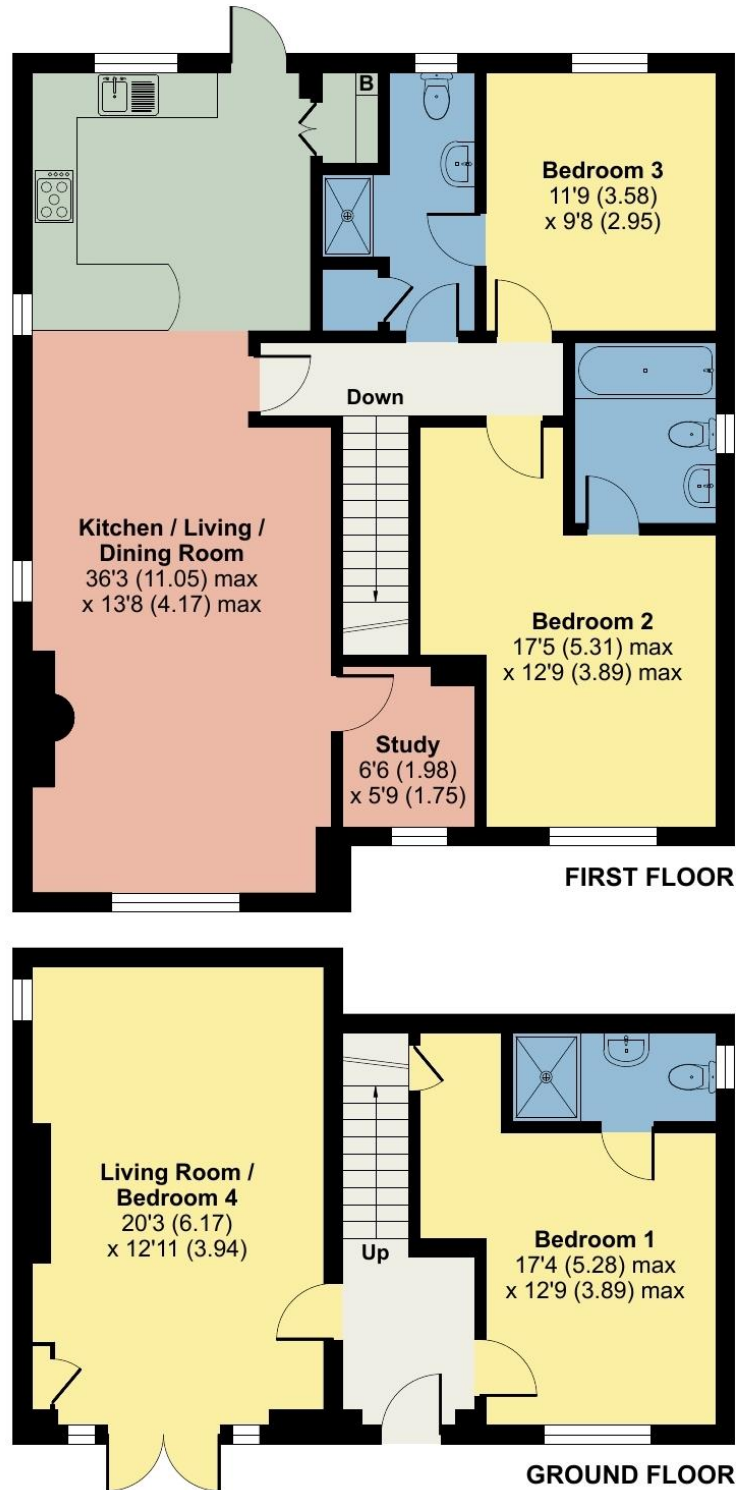
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Burton-In-Kendal, Carnforth, LA6

Approximate Area = 1620 sq ft / 150.5 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). © nñhecom 2023. Produced for Hackney & Leigh. REF: 1011925

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