



Burton In Kendal

£375,000

14 Church Bank Gardens, Burton In Kendal, Carnforth, LA6 1NT

Situated in a prominent position on the fringe 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.

Offering three double bedrooms, two of which en suite and an open plan kitchen/living/dining area, 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 integrated garage for additional storage and parking.

Quick Overview

Wonderful Detached Family Home
Three Bedrooms & Three Bathrooms
Open Plan Kitchen/Living/Dining Area
Newly Built & Modern Throughout
Gardens to Front & Rear
Integrated Garage
Off Road Parking
Located in a Peaceful Village Location
Close to Local Amenities & Transport Links
No Onward Chain



3



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1



B



Superfast
Broadband



Off Road
Parking

Property Reference: KL3447



Kitchen/Living Room



Kitchen/Living Room



Kitchen/Living Room



Rear Garden

Property Overview

Welcome to this wonderful detached home, situated within the peaceful development of Church Bank Gardens on the edge of the popular village of Burton In Kendal. Enjoying a prominent position with driveway for off road parking and an integrated garage, as well as laid lawn to the rear, this home has plenty on offer.

Step through the front door into the light and bright entrance hall, with space for hanging coats and coving to ceiling that features throughout the property. Turn right into bedroom two, a spacious double enjoying 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 door provides access into the garage; ideal for storage and additional parking.

Follow the stairs to the first floor landing where you will find the open plan kitchen/living/dining area, a further two bedrooms and Jack and Jill shower room. The living space is light and bright with a cosy fire for those cooler evenings and views to the front aspect stretching beyond. With space for a dining table, this room really is the hub of the home, providing a great social space for all the family to enjoy. A great addition is the a separate study/storage room which provides ideal potential for a home office with a window to the front aspect.

The kitchen itself is well fitted with wood effect floor, a range of 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 rear door leading into the large rear garden. Being paved patio and mostly laid to lawn it makes the perfect place for entertaining family and friends throughout the summer where children and pets can play.

Back onto the landing you will find bedroom one, a generous double with front aspect views and three piece en suite comprising a bath with handheld shower attachment, pedestal sink, W.C. and part tiled walls and floor. Bedroom three is also a double room with rear view window over looking the garden. This room adjoins the Jack and Jill shower room, with W.C., pedestal sink, walk in shower and handheld attachment, complementary tiled

walls and floor.

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

Accommodation (with approximate dimensions)

Ground Floor

Bedroom Two 12' 11" x 11' 5" (3.94m x 3.48m)

Garage 21' 2" x 13' (6.45m x 3.96m)

First Floor

Bedroom One 13' 6" x 12' 5" (4.11m x 3.78m)

Bedroom Three 11' 2" x 10' 1" (3.4m x 3.07m)

Open Plan Kitchen/Living/Dining Room 35' 9" x 13' 7" (10.9m x 4.14m)

Office 7' 9" x 5' 11" (2.36m x 1.8m)

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.



Bedroom One



Bedroom Two



Bedroom Three



Family Bathroom

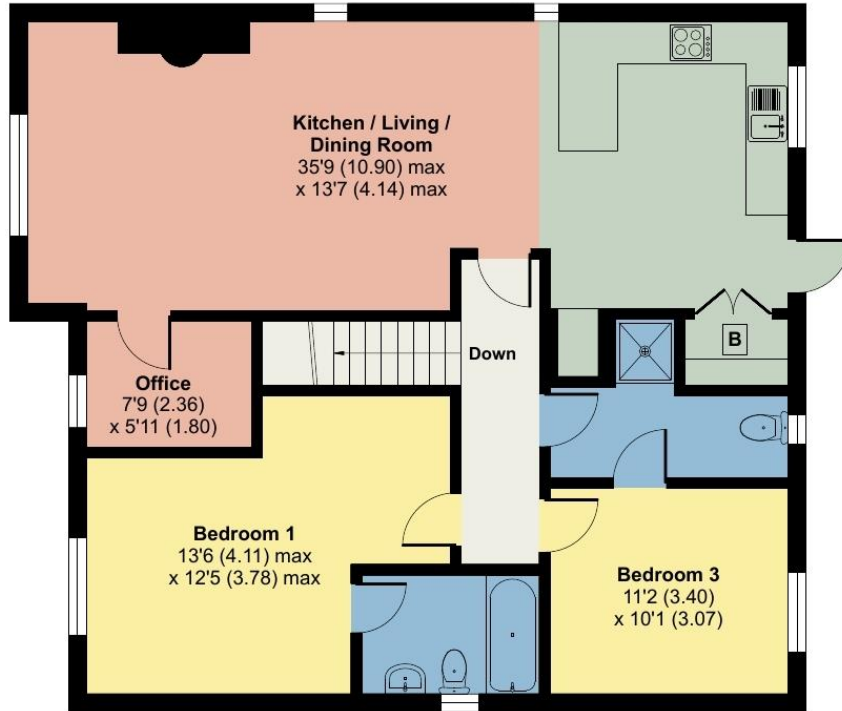
Church Bank Gardens, Burton-In-Kendal, LA6

Approximate Area = 1404 sq ft / 130.4 sq m

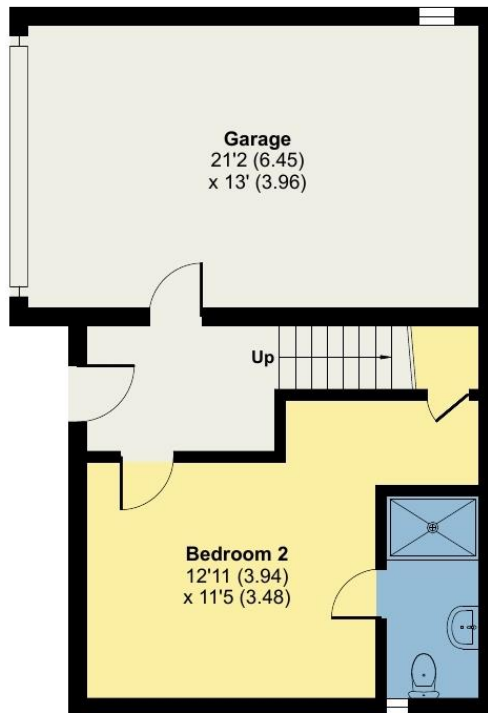
Garage = 280 sq ft / 26 sq m

Total = 1684 sq ft / 156.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Hackney & Leigh. REF: 1032324

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