



Burton In Lonsdale

£300,000

13 Twine Walk, Burton In Lonsdale, Carnforth, LA6 3LR

A charming two-bedroom semi-detached dormer bungalow which awaits your personal touch. With a light and bright living/dining room, kitchen, sun room, bedroom and shower room to the ground floor and bedroom, office/dressing area and shower room to the first floor.

Outside offers a detached garage, off road parking and gardens to the front and rear of the house. This property offers endless potential for both families and retirees. While it may require some updating, it presents a fantastic opportunity to create your dream home in the sought-after village location of Burton In Lonsdale.

Quick Overview

- Semi Detached Dormer Bungalow
- Two bedrooms and Two Shower Rooms
- Ample Off Road Parking and Detached Garage
- Popular Village Location
- Close to Local Amenities
- No Onward Chain
- Easy to Maintain Gardens Front and Rear
- Close Access to Great Transportation Links
- Opportunity to Update and Grade if Desired
- Superfast 69 Mbps Broadband*



2



2



1



TBC



Superfast
Broadband



Parking &
Garage

Property Reference: KL3474

Property Overview

Discover this delightful two-bedroom semi-detached dormer bungalow, situated in a quiet cul-de-sac within the highly sought-after village of Burton In Lonsdale. Although in need of some updating and modernization, this property offers great potential for those looking to create their dream home.

Step inside the glazed entrance porch, providing a convenient space for coats and boots. Through the sliding door you are welcomed into the kitchen which boasts a range of wall and base units with complementary work surfaces. It also features a one and a half bowl stainless steel sink and drainer, space and plumbing for a washing machine, room for an under-counter fridge, a 4-ring hob with an extractor hood, dishwasher and an eye-level electric oven.

Leadings into the rear hallway which provides access to bedroom two, a double room with window to the rear aspect and a modern shower room next door that comprises; shower, W.C, pedestal sink, heated ladder radiator and the added benefit of under floor heating.

Accessed from the kitchen and rear hall is a delightful living/dining room. Stretching from the front to the back of the house and filled with natural light from windows to the front and rear, The front aspect window enjoys a stunning countryside view. The living room houses an open fire with a stone surround, creating a cozy atmosphere. The rear of the property boasts a sunroom, offering a lovely outlook over the garden.

Ascend to the first floor. The landing provides a great dressing area or office with a Velux window providing natural light and benefiting from eaves storage. The shower room comprises a shower, W.C, and pedestal hand wash basin. Bedroom One is another good size double room with a window to the side aspect providing views of Lingeborough.

Although in need of some updating, this charming home would suit a range of buyers, from families to couples looking to downsize. Don't miss out on the opportunity to transform this property into your dream home. Contact us today to arrange a viewing and explore the potential that awaits you.



Porch



Kitchen



Living Room



Living Room



Kitchen



Dining Room



Bedroom One



Dressing Area/Office



Bedroom Two



Shower Room

Location

Welcome to Burton in Lonsdale, a delightful village located in the scenic countryside of North Yorkshire. Surrounded by rolling hills and stunning landscapes, enjoying great views of Ingleborough and is also well-located for day trips to Morecambe Bay, the Lake District and Forest of Bowland.

Despite its rural setting, Burton in Lonsdale offers convenient access to amenities. The village boasts a community run grocery store and Post Office and a number of clubs and societies. There is an excellent recreation ground with outdoor gym, playground, sports pavilion and all-weather pitch. The village has its own newsletter, public house and a series of events organised each year.

The nearby market town of Kirkby Lonsdale provides additional amenities, including supermarkets, shops, and restaurants. The village is in the catchment area for excellent secondary education, with a school bus service to QES, Kirkby Lonsdale and Settle College. Bentham and Leck Primary Schools are both around a 10 minute drive.

Accommodation (with approximate dimensions)

Ground Floor

Kitchen 14' 9" x 9' 6" (4.5m x 2.9m)

Living Room 19' 8" x 11' 10" (5.99m x 3.61m)

Dining Room 13' 1" x 11' 10" (3.99m x 3.61m)

Bedroom Two 9' 6" x 9' 6" (2.9m x 2.9m)

Conservatory 9' 2" x 11' 2" (2.79m x 3.4m)

First Floor

Dressing Area 10' 10" x 11' 10" (3.3m x 3.61m)

Bedroom One 11' 6" x 9' 2" (3.51m x 2.79m)

Outside and Parking

To the side of the house, a welcoming driveway greets you, offering a parking space and nicely leads the way to the detached garage. This garage is not just a storage space; it's equipped with light and power, and offers parking in front.

As you approach the front of the house, you will find a maintained and well-stocked front garden with mature hedges, cherry tree and a path with a series of steps gracefully guide you to the roadside footpath.

To the rear you'll discover a garden that embodies tranquility and low-maintenance living. The access gate from the driveway invites you into a patio garden, thoughtfully planned for ease of care and outdoor enjoyment.

Servcies Mains water, drainage and electricity. Oil central heating.

Council Tax Craven District Council - Band C

Tenure Freehold. Vacant possession upon completion.

Viewings Strictly by appointment with Harknev & Leigh



Side Aspect



Rear Aspect



Front Aspect



Rear Aspect

Request a Viewing Online or Call 015242 72111

Meet the Team

Richard Harkness M.R.I.C.S

Sales Manager

Tel: 015242 72111
Mobile: 07971 911357
richardharkness@hackney-leigh.co.uk



Keira Evans

Property Valuer

Tel: 01539 729711
Mobile: 07469 857687
keiraevans@hackney-leigh.co.uk



Claire Scaife

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Matilda Stuttard

Sales Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Michael Neal

Viewing Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Naomi Price

Viewing Team

Tel: 015242 72111
kirkbysales@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015242 72111** or request online.

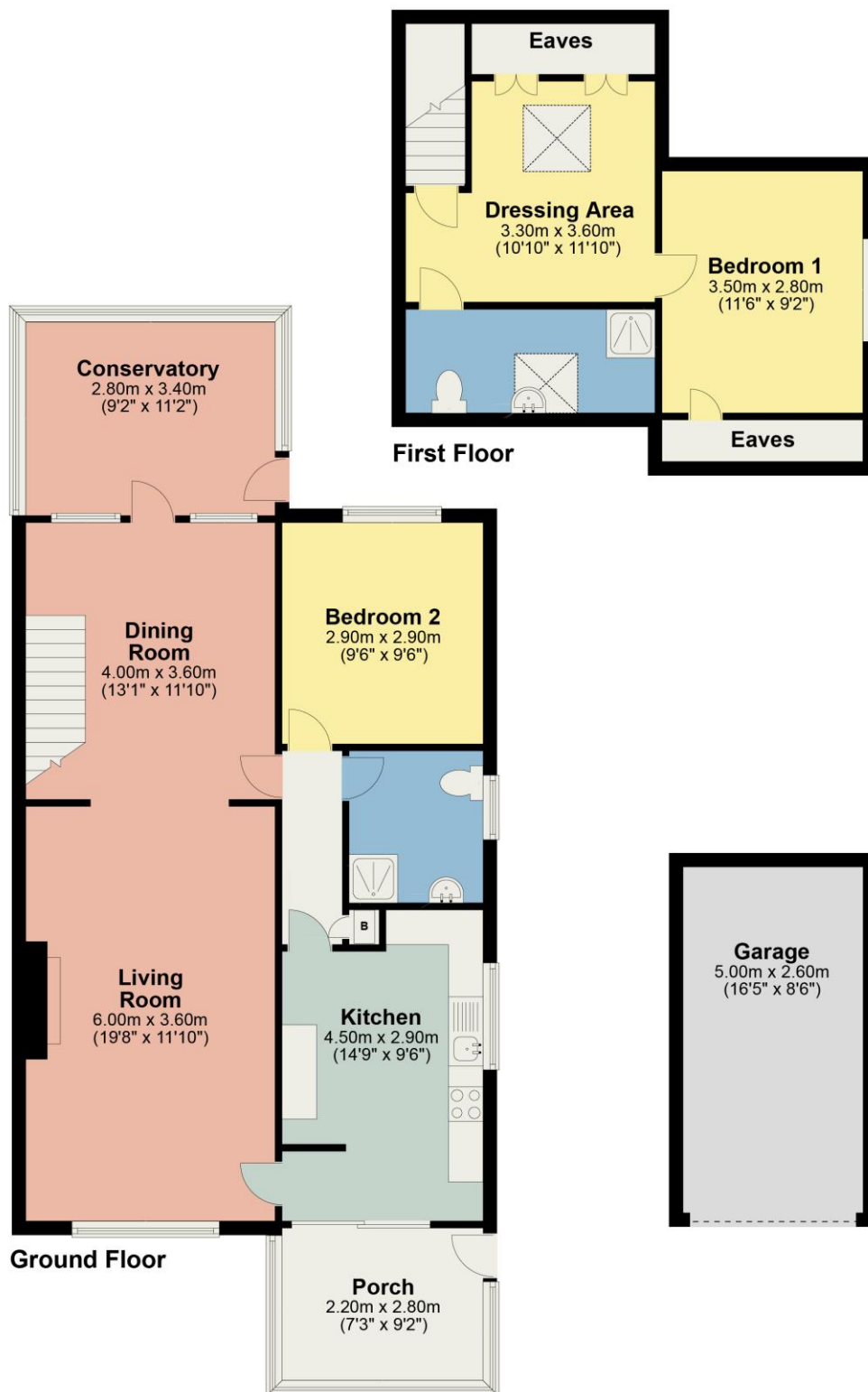


Need help with **conveyancing**? Call us on: **01539 792032**



Can we save you money on your **mortgage**? Call us on: **01539 792033**

Hackney & Leigh Ltd 3 Market Square, Kirkby Lonsdale, Lancashire, LA6 2AN | Email: kirkbysales@hackney-



A thought from the owners...All year round the light fills this house and whether you're relaxing in the lounge, entertaining in the dining room, dozing in the sun lounge, listening to the birds or soaking up the sunshine under the stunning Cherry Blossom tree that will burst with beautiful pink confetti in the springtime, you will benefit from the tranquillity and warmth this home radiates. From a childhood growing up with the freedom to walk through the bluebell filled woodlands, splash about in the river, collect conkers under the horse chestnut trees and sledge in the snow, this beautiful village and house will fill your senses and make you feel at home. This lovely house has been our family home for over 50 years and is filled with wonderful memories. So whether you're young or just young at heart, this home will bring you all you need and we wish you the happiest of times making your own memories.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. *Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 24/11/2023.