



Burton-In-Kendal

£315,000

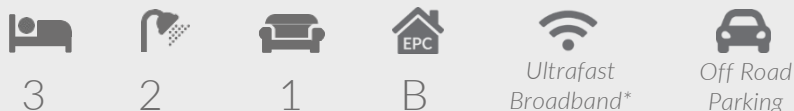
31 Church Bank Gardens , Burton-In-Kendal , Carnforth, LA6 1NT

31 Church Bank Gardens offers flexible accommodation throughout with living room, kitchen and utility to the ground floor with three bedrooms, one of which en suite, and family bathroom to the first floor, making this home ideal for a range of buyers. Completing the picture is a front lawn and paved driveway offering off road parking, and that all important attached garage for additional storage with an attractive rear garden, enclosed for privacy.

This property presents to be a wonderful family home now ready for a new buyer to make their own, set within a sought after development on the fringe of the popular village of Burton in Kendal, with an array of amenities including a well-regarded primary school, post office and local shop.

Quick Overview

Link Detached Family Home
 Three Bedrooms & Two Bathrooms
 Living Room & Kitchen-Diner
 Flexible Living Spaces
 Light & Bright Throughout
 Gardens to the Front & Rear
 Garage & Off Road Parking
 No Onward Chain
 Close to Local Amenities
 Ultrafast 1000 Mbps Broadband Available



Property Reference: KL3470



Living/Dining Room



Living/Dining Room



Kitchen



Rear Garden

Property Overview

Step through the door into the hallway with space for storing coats and shoes, access into the living spaces, as well as stairs to the first floor and a handy under stairs cupboard for storing essentials. Firstly, you are welcomed into the living-dining room, a well presented space with dual aspect windows to the front and side allowing plenty of light to flow throughout the ground floor. A gas fire and hearth makes it easy to imagine a cosy night in and, with space for a dining table, this is a great space to enjoy meals with the family.

A door opens into the kitchen; a well fitted space with wall and base units, complementary work top and tiled splash back with one and a half ceramic sink and drainer, with an integrated Lamona oven with four ring induction hob and extractor over. There is also space for an undercounter dishwasher and freestanding fridge/freezer, and a door leads into an inner hall where you will find access into the garden and that all important cloakroom/utility; a handy space with worktop and space for undercounter washing machine and drier.

Back into the entrance hall, follow the stairs to the first floor landing with access into the bedroom and family bathroom. Bedroom one is a great double with dual aspect windows and ample space for additional furniture. A three piece en suite comprises a shower with waterfall shower head, W.C., pedestal sink and complementary part tiled walls and floor.

Bedroom two is a double room to the rear aspect with window over looking the garden, again enjoying ample space for additional furniture whilst bedroom three is a great single room with rear aspect window. Finally, the family bathroom comprises a bath with hand held shower attachment, pedestal sink, W.C. and complementary part 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 short drive from the market towns of Kirkby Lonsdale and Carnforth.

Accommodation (with approximate dimensions)

Ground Floor

Living Room 16' 1" x 10' 11" (4.9m x 3.33m)

Kitchen 12' 0" x 9' 9" (3.66m x 2.97m)

Garage 20' 4" x 9' 7" (6.2m x 2.92m)

First Floor

Bedroom One 12' 8" x 10' 11" (3.86m x 3.33m)

Bedroom Two 10' 6" x 9' 1" (3.2m x 2.77m)

Bedroom Three 10' 9" x 6' 9" (3.28m x 2.06m)

Property Information

Outside

A well maintained lawn area to the front and path around to the rear leads to the lawn garden with paved patio area for outdoor seating.

Parking Paved driveway for one to two cars and attached garage for additional parking.

Services

Mains gas, water, drainage and electricity.

Council Tax

Westmorland and Furness Council Band D.

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.



Bedroom One



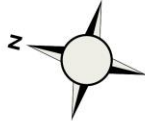
En Suite



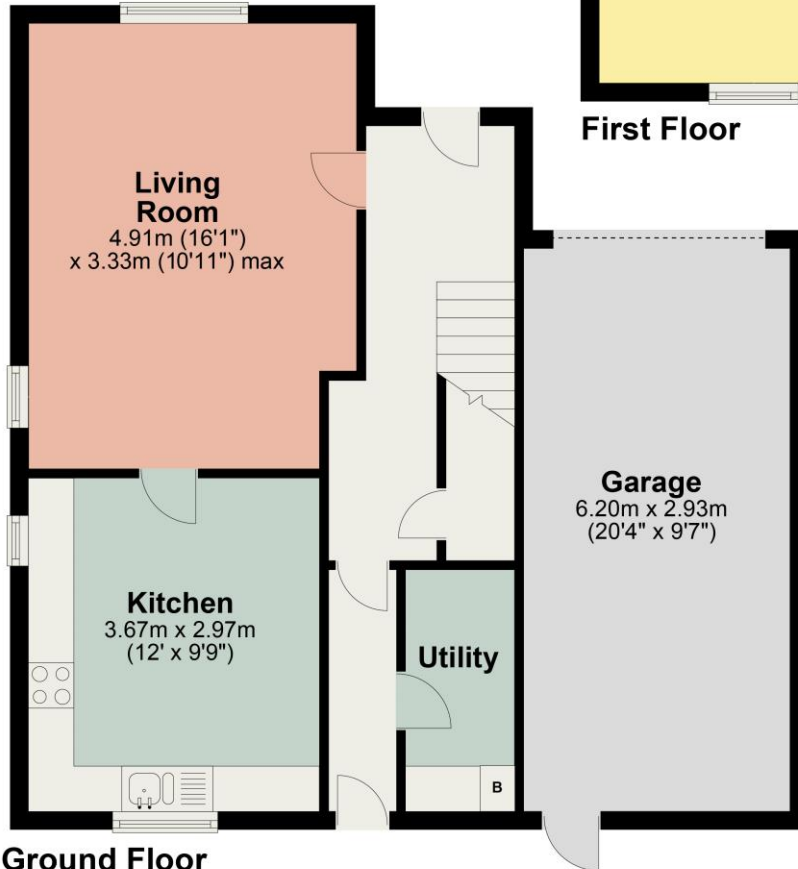
Bedroom Two



Bedroom Three



First Floor



Ground Floor

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: KL3470

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