



## Burton-In-Kendal

£345,000

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

This well-presented home offers flexible accommodation throughout with living room, kitchen and utility to the ground floor and 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, as well as that all important attached garage for additional storage and an enclosed rear garden.

This property would make a wonderful family home, situated on the fringe of the desirable village of Burton in Kendal, with an array of amenities including a well-regarded primary school, post office and local shop.

### Quick Overview

Wonderful Family Home  
 Three Bedrooms & Two Bathrooms  
 Living/Dining Room & Spacious Kitchen  
 Well-Balanced Accommodation  
 Light & Bright Throughout  
 Gardens to the Front & Rear  
 Garage & Off Road Parking  
 No Onward Chain  
 Close to Local Amenities  
 Ultrafast 1000 Mbps Broadband Available



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Ultrafast  
Broadband\*



Off Road  
Parking

Property Reference: KL3471



Living/Dining Room



Living/Dining Room



Kitchen



Rear Garden

## Property Overview

Welcome to 28 Church Bank Gardens, an attractive detached family home, set within the sought after development of Church Bank Gardens in Burton in Kendal.

Step through the door into the hallway with ample space for storing coats and shoes and access into the living spaces, as well as stairs to the first floor and a handy under stairs cupboard for storing essentials. To the right you are welcomed into the living-dining room, a well appointed space with large front aspect window allowing plenty of light to flow throughout the ground floor. A gas fire and hearth sets a cosy tone for this room with space for a dining table to enjoy meals with the family and a door that leads into the kitchen.

The kitchen is well fitted 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.

The hallway also leads to the utility; a handy space with worktop and space for undercounter washing machine and drier, with a rear door leading to the garden. The all important downstairs W.C. is adjacent, comprising a W.C. and pedestal sink, also making a handy cloakroom.

Back into the entrance hall, follow the stairs to the first floor landing with access into the bedrooms and family bathroom. Bedroom one is a generous double with large front aspect bay window, allowing plenty of light to fill the room with ample space for additional furniture and a three piece en suite comprising a shower, W.C., pedestal sink and complementary 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 panelled bath, 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 with in 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/Dining Room 18' 11" x 11' 6" (5.77m x 3.51m)

Kitchen 12' x 10' 11" (3.66m x 3.33m)

Garage 19' 5" x 9' 6" (5.92m x 2.9m)

##### First Floor

Bedroom One 14' 2" x 11' 8" (4.32m x 3.56m)

Bedroom Two 18' 6" x 7' 9" (5.64m x 2.36m)

Bedroom Three

#### Property Information

##### Outside

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

##### Parking

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

##### Services

Mains gas, water, drainage and electricity.

##### Council Tax

Westmorland and Furness Council Band E.

##### 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



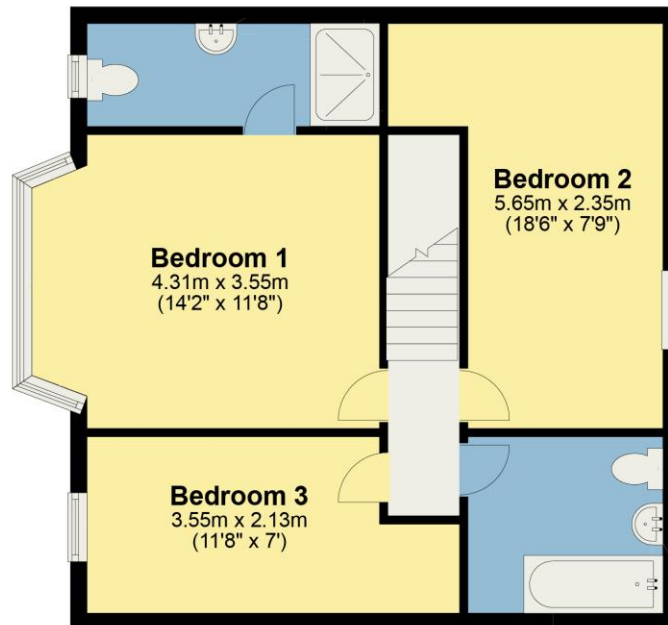
En Suite



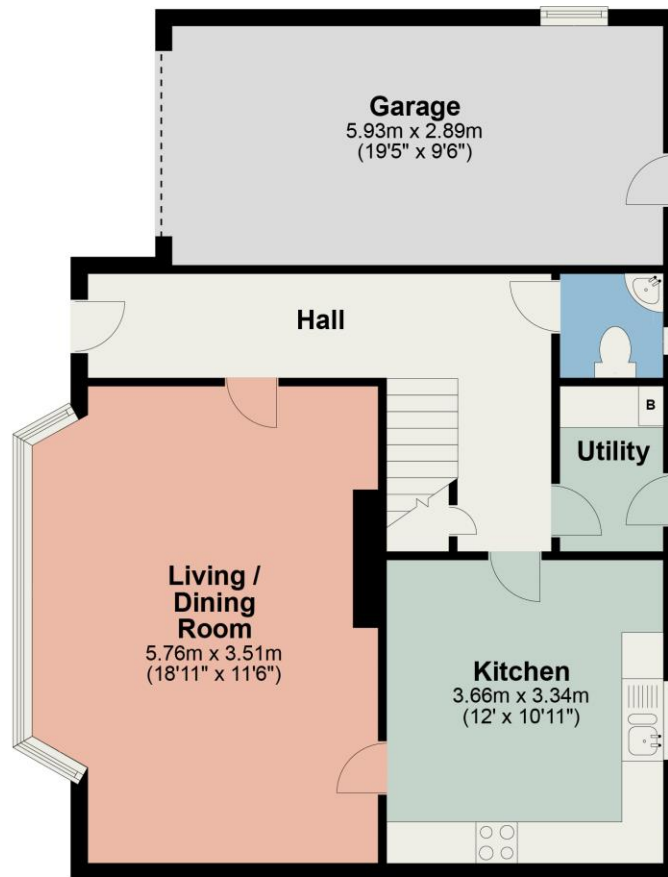
Bedroom Two



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. KL3471

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