



Burton-In-Kendal

£335,000

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

30 Church Bank Gardens is a wonderful link-detached home on the fringe of the popular village of Burton-In-Kendal, being close to local village amenities including a well-regarded primary school, post office and local shop.

With well-appointed accommodation throughout, 30 Church Bank Gardens enjoys a living room and kitchen diner with utility to the ground floor, along with three good sized bedrooms, one of which is en suite, and family bathroom to the first floor. An integrated garage and driveway complete the picture with gardens to the front and rear.

Quick Overview

Wonderful Link Detached Home
 Three Bedrooms & Two Bathrooms
 Close to Local Amenities
 Peaceful Village Location
 Well-Appointed Living Spaces
 Gardens to the Front & Rear
 Garage & Off Road Parking
 Great Family Home
 No Upward Chain
 Ultrafast Broadband Available



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Ultrafast
Broadband*



Off Road
Parking

Property Reference: KL3496



Living Room



Living Room



Kitchen



Garden

Property Overview

Welcome to this wonderful, link-detached family home, sat in an elevated position 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, access into the living spaces and inner hall, as well as stairs to the first floor and a handy under stairs cupboard for storing essentials. To the left you are welcomed into the living-dining room, a well appointed 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 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.

A door opens into the inner hall where you will find a door into the garden and that all important cloakroom/utility; a handy space with worktop and space for undercounter washing machine and drier. This room also comprises a W.C. and pedestal sink with ample space for storing outdoor clothing and houses the Vaillant boiler.

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 generous double to the front aspect with ample space for additional furniture and a three piece en suite comprising shower with waterfall shower head and hand held attachment, 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 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/Dining Room 16' 1" x 11' 2" (4.9m x 3.4m)

Kitchen 12' 0" x 10' 2" (3.66m x 3.1m)

First Floor

Bedroom One 12' 8" x 11' 0" (3.86m x 3.35m)

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

Bedroom Three 10' 8" x 6' 9" (3.25m x 2.06m)

Property Information

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

An integrated garage with up and over door, light and power.

Garden

A lawn area to the front with path around the side leading to the rear garden which is laid to lawn and enclosed for privacy.

Services

Mains gas, water, drainage and electricity.

Council Tax

Westmorland and Furness Council.

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



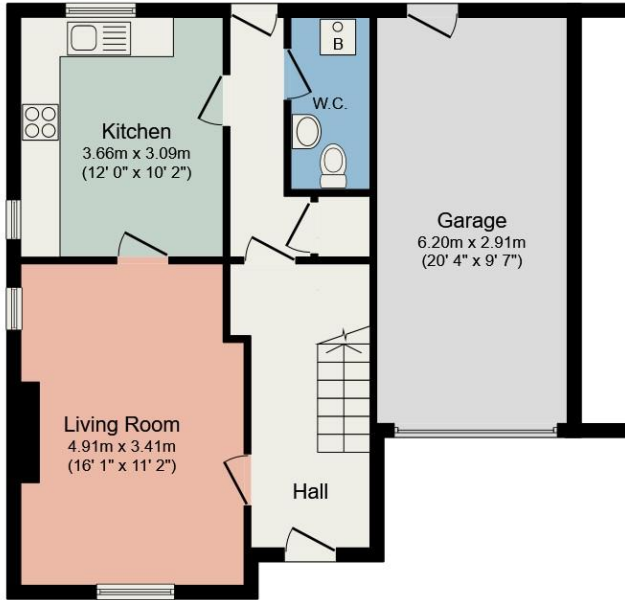
Bedroom Two



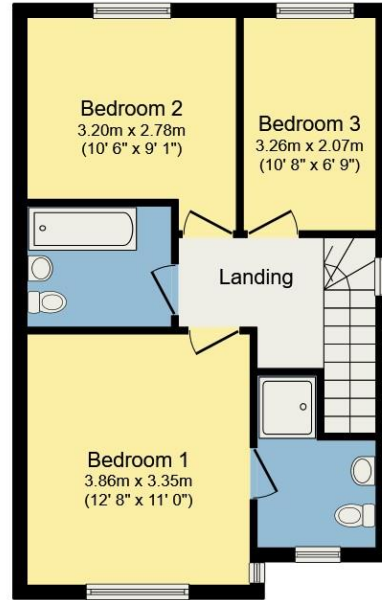
Bedroom Three



Main Bathroom



Ground Floor



First Floor

Total floor area 108.9 m² (1,172 sq.ft.) approx

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.