



**HACKNEY
& LEIGH**

Burton

£335,000

20 Church Bank Gardens, Burton, Carnforth, Lancashire, LA6 1NT

This wonderfully modern three bedroom, link-detached home is situated on a quiet development in the village of Burton in Kendal with driveway, garden and spacious living areas, making an ideal home for first time buyers or growing families.

Enjoying three good sized bedrooms, one of which en-suite, family bathroom, kitchen-diner, living room, patio garden with lawn and ample space for parking with driveway and attached garage. Located within close access to local amenities and transportation links, this property is ideal for those wanting a spacious home within a quiet village location, ready for a new owner to enjoy.

Quick Overview

- Modern Family Home
- Three Bedrooms & Two Bathrooms
- Kitchen Diner & Spacious Living Room
- Front & Rear garden with Patio Area
- Off Road Parking & Integral Garage
- Situated in a Quiet Position
- Popular Village Location
- Close to Local Amenities
- No Onward Chain
- B4RN Broadband Available



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B4RN
Broadband*



Off Road
Parking

Property Reference: KL3434



Living Room



Kitchen/Diner



Kitchen/Diner



Rear Garden

Property Overview

On approach to the property, it is easy to see why this development is a popular find, with a quiet road leading to the array of homes. 20 Church Bank is on the left, with paved drive and sitting in a slightly elevated position.

Step through the front door into the light and bright entrance hall, providing access into the living areas with a handy under stairs cupboard for storing coats and shoes. Turn left into the living room, a welcoming space with front aspect window, allowing light to flow effortlessly throughout the ground floor. Enjoying a cosy fire, it is easy to imagine enjoying a cosy night in during the cooler months. A door provides access into the kitchen-diner, a generous room with the benefit of a utility to the left with space for a washing machine/drier and housing the Vaillant boiler, with a door leading into the rear garden. Adjoining this is that all important cloakroom with W.C. and pedestal sink.

The kitchen itself is well fitted with complementary worktops and tiled splashback, wall and base units, ceramic sink with drainer, with integrated appliances including a Lamona oven and four ring hob with extractor over. There is also space for a freestanding fridge/freezer, undercounter dishwasher and dining table, making this a sociable space to enjoy meals with family and friends.

Follow the kitchen back into the hallway and up to the first floor landing where you will find the three double bedrooms. Bedroom one is a generous double with space for additional furniture and large window to the front aspect, with the added benefit of an attractive three piece en-suite comprising a walk in shower with waterfall shower head over and hand held shower attachment, pedestal sink and W.C with complementary tiled walls and floor.

Bedrooms two is a small double with rear aspect window and enjoys space for additional bedside furniture, whilst bedroom three is a single room with rear aspect window and space for bedside furniture.. The family bathroom is a modern three-piece suite with pedestal sink, large bath with hand held shower attachment and W.C., also enjoying part tiled walls and flooring.

Completing the picture is the front and rear gardens, the rear enjoying a well-presented patio area, providing ample space for outdoor seating when entertaining family and friends throughout the summer months with enclosed, private lawn area where children and pets can play.

Location

From the Hackney & Leigh Carnforth office, turn right and proceed north on Market Street, turning left at the traffic lights. Follow the road out of Carnforth and take the first exit on both the first and second roundabouts. At the third

roundabout take the second exit towards Burton in Kendal on the A6070. On entering Burton proceed onto the Main Street, and pass through the center of the village. Take a right hand turn after Church Bank House. Follow the road up Church Bank Gardens and take the first left into the new housing development.

What3words ///brambles.discussed.issuer

Accommodation (with approximate dimensions)

Ground Floor

Entrance Hall

Living Room 14' 9" x 11' 3" (4.5m x 3.43m)

Kitchen/Dining Room 13' 9" x 13' 1" (4.19m x 3.99m)

Utility 5' 11" x 4' (1.8m x 1.22m)

First Floor

Bedroom One 12' 5" x 11' 0" (3.78m x 3.35m)

Bedroom Two 10' 7" x 10' 3" (3.23m x 3.12m)

Bedroom Three 10' 7" x 6' 10" (3.23m x 2.08m)

Property Information

Outside

A laid lawn to the front with well presented rear garden enjoying a paved patio area for outdoor seating and laid lawn, enclosed for privacy where children and pets can play. A patio path leads from front to back via a side gate.

Parking

Paved drive to the front with space for two to three cars.

Garage 19' 7" x 9' 10" (5.97m x 3m)

Integral garage with up and over door, light and power. Space for additional parking and storage with a rear door for access into the garden.

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



Bedroom Two



Bedroom Three



Bathroom

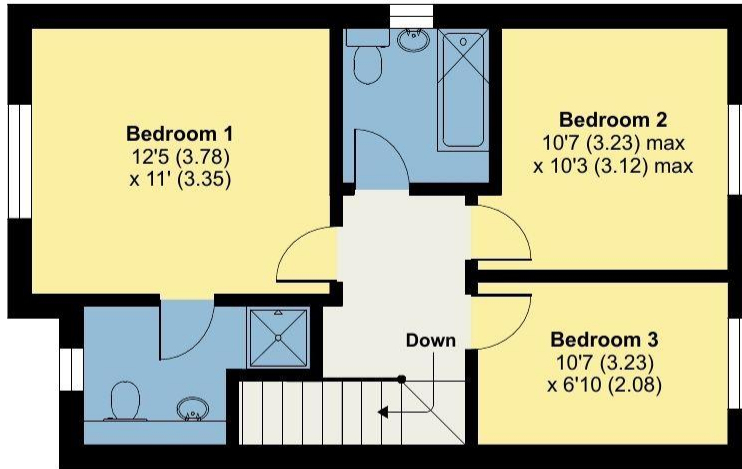
Church Bank Gardens, Burton, Carnforth, LA6

Approximate Area = 984 sq ft / 91.4 sq m

Garage = 193 sq ft / 17.9 sq m

Total = 1177 sq ft / 109.3 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 2022. Produced for Hackney & Leigh. REF: 804179

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