



## Burton

£235,000

14 Glebe Close, Burton in Kendal, Carnforth, LA6 1PL

This wonderfully presented three bedroom home offers a great opportunity as a first home or for those with growing families, situated within the sought after village of Burton in Kendal and within walking distance to local amenities, including the well regarded primary school.

Boasting an attractive kitchen-diner and living room to the ground floor, the first floor offers three bedrooms and the family bathroom, completed with the beautifully presented rear garden and allocated parking.

### Quick Overview

- Wonderful End of Terrace Home
- Three Bedrooms & One Bathroom
- Peaceful Village Location
- Close to Village Amenities & Transport Links
- Spacious Kitchen-Diner & Living Room
- Well-Presented Throughout
- Allocated Parking
- Beautifully Maintained Rear Garden
- Great First Time Buyer or Family Home
- Ultrafast 1000 Mbps Broadband Available



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Ultrafast  
Broadband\*



Allocated  
Parking

Property Reference: KL3507



Kitchen/Dining Room



Kitchen/Dining Room



Living Room



Garden

## Property Overview

Step through the door into the entrance hall where there is ample space for hanging coats, where you will find access into the ground floor living spaces and stairs to the first floor.

Lead into the generous kitchen/diner, ideal for enjoying meals with the family with dining space and patio doors opening into the garden, making a great extension to the living space during the summer months. The kitchen itself is well fitted with wall and base units, complementary worktops and one and a half sink with drainer. With space for an undercounter washing machine and dryer, Neff integrated appliances include an oven and four ring induction hob with extractor over. There is also an integrated fridge and separate integrated freezer.

Back into the hallway, you are welcomed into the living room; a light and bright hub of the home with dual aspect windows and feature gas fireplace and hearth, setting the tone for those cooler evenings.

Follow the stairs to the first floor where you will find the well appointed sleeping accommodation and loft access from the landing which houses the boiler. Bedroom one is a light and bright double room with window overlooking the garden, enjoying ample space for additional furniture and the added benefit of a built in wardrobe. Bedroom two is situated to the front aspect, being a smaller double with a large integrated wardrobe and spacious separate cupboard, whilst bedroom three, currently used as an office, provides a great single bedroom to the front aspect.

Finally, the family bathroom comprises a bath with shower over, pedestal sink, W.C. and heated ladder towel radiator with complementary part tiled walls and Lino flooring.

All in all, 14 Glebe Close offers a modern, well appointed home for a range of buyers, from first time home owners to growing families looking to be within the thriving village of Burton in Kendal, and is certainly not one to miss!

## 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 is a highly regarded and well-respected establishment.

Transport links are also a key benefit of living in Burton in Kendal. The village is situated just off the M6 motorway, providing easy access to major cities such as Manchester, Liverpool and Glasgow. The nearby market town of Kirkby Lonsdale is just a short drive away, offering a range of amenities and regular bus services to surrounding areas. The West Coast Main Line also runs through nearby Oxenholme station, providing direct train services to London and Edinburgh. There is also easy access to Carnforth Station. The village is serviced by the 555 bus service.

Overall, Burton in Kendal is a wonderful place to live, with its beautiful scenery, excellent schools and convenient transport links making it an ideal location for families and professionals alike.

**What3words** ///snug.jogging.lift

**Accommodation (with approximate dimensions)**

**Ground Floor**

**Kitchen Dining Room** 15' 10" x 11' 1" (4.83m x 3.38m)

**Living Room** 15' 9" x 13' 0" (4.8m x 3.96m)

**First Floor**

**Bedroom One** 11' 3" x 9' 5" (3.43m x 2.87m)

**Bedroom Two** 9' 5" x 8' 2" (2.87m x 2.49m)

**Bedroom Three** 7' 4" x 6' 10" (2.24m x 2.08m)

**Property Information**

**Outside**

**Garden**

To the rear, a beautifully presented garden enjoys raised beds with planted flowers and lawn with patio areas for outdoor seating, ideal for hosting friends and family in the summer where children and pets can play.

**Parking**

Allocated space to the front provides off road parking.

**Services**

Mains gas, water, drainage and electricity.

**Council Tax**

Westmorland and Furness Council. Band C.

**Tenure**

Freehold. Vacant possession upon completion.

**Energy Performance Certificate**

The full Energy Performance Certificate is available on our website and also at any of our offices.

**Viewings**

Strictly by appointment with Hackney & Leigh Kirkby Office.



Bedroom One



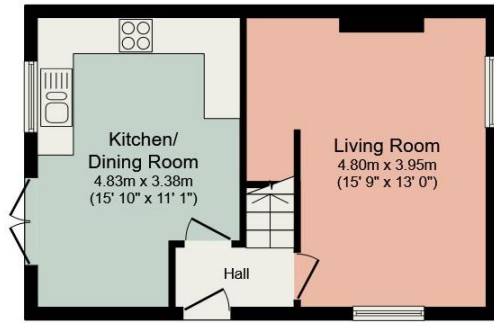
Bedroom Two



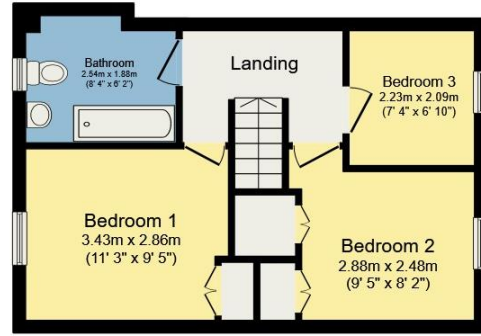
Bedroom Three



Bathroom



**Ground Floor**



**First Floor**

**Total floor area 72.6 m<sup>2</sup> (782 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.



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