



Burneside

£295,000

18 Churchill Court, Burneside, Kendal, LA9 6QW

Located at the end of a quiet cul-de-sac within the village of Burneside, 18 Churchhill Court stands as a fantastic three bedroom semi-detached family home. Being well-positioned, it offers seamless access to a diverse range of local amenities, from essential conveniences like a local store and public house, to key facilities such as a railway station and primary school. Nearby are public footpaths and countryside trails, while also being in close driving proximity to Kendal, the vibrant market town and the scenic beauty of the Lake District and Yorkshire Dales National Parks.

The accommodation features an entrance hall/dining area, a living room, a modern galley kitchen and a sunlit conservatory on the ground floor. Upstairs there are three bedrooms and a family bathroom. Outside, there are large front and rear gardens as well as gated, ample off-road parking, complemented by further on-road parking within the cul-de-sac.

Quick Overview

- Fantastic semi-detached family home
- Two reception rooms
- Modern galley kitchen
- Conservatory to the rear
- Three bedrooms
- Three piece suite bathroom
- Extensive front and rear gardens
- Ample off-road gated parking

Will appeal to range of buyers including investors
Openreach network available in the area



3



1



2



C



Open Reach
Superfast
available



Off road parking
for several
vehicles.

Property Reference: K6842



Entrance Hall/Dining Area



Lounge



Lounge



Dining Area

Location: Leaving Kendal proceed on Windermere Road to the first set of traffic lights. Turn right onto Burneside Road and continue for approximately 1.8 miles. Turn left onto Hollins Lane and proceed to turn left into Churchill Court to find number 18 being located on the right at the head of the quiet cul-de-sac.

Property Overview: Located in a quiet corner of Churchill Court, stands this spacious family home. Step inside to discover a well-proportioned layout featuring a living room, a modern galley kitchen, a dining area, and a conservatory on the ground floor. Upstairs, three good-sized bedrooms and a bathroom.

Approaching the property, you will begin to appreciate the sheer size of the accommodation on offer and the ample off-road parking that is on offer.

Stepping in through an open stone porch, you will be greeted by a spacious entrance hall doubling as a dining area. With useful cloaks cupboard and under stairs cupboard, there is plenty of storage for coats, shoes and everyday appliances. Patio doors to the rear lead to the sunlit double glazed conservatory.

The living room enjoys a pleasant outlook over the front and rear gardens through the two windows. The main focal of the room is traditional open fireplace, for all the family to enjoy in those cooler months.

The modern galley kitchen is fitted with a range of base and drawer units, with complementary working surfaces and inset stainless steel sink. Kitchen appliances include: a built-in oven, four ring gas hob with extractor hood over, space for fridge freezer. There is plumbing for a washing machine and space for a tumble dryer. A door leads to the rear garden.

Upstairs on the landing are two cupboards, one housing a wall-mounted gas fired boiler and the other with wooden shelving, perfect for linen and towels.

Bedrooms one and two are both double rooms. Bedroom one includes a cupboard for added storage and enjoys an outlook to the front garden.

Bedroom three is single room with a delightful outlook of the rear garden.

Completing the picture is the house bathroom. With attractive tiled walls and floors, a three piece suite includes; a free standing bath, wall hung wash hand basin and W.C. Extractor fan and chrome vertical towel rail.



Kitchen



Kitchen



Conservatory



Bedroom One



Bedroom One



Bedroom Two

Accommodation with approximate dimensions:

Ground Floor:

Entrance Hall

Dining Area

18' 11" x 11' 6" (5.77m x 3.53m)

Modern Galley Kitchen

20' 2" x 6' 3" (6.15m x 1.93m)

Living Room

18' 4" x 11' 10" (5.61m x 3.61m)

Conservatory

11' 1" x 10' 0" (3.38m x 3.07m)

First Floor:

Landing

Bedroom One

12' 5" x 11' 10" (3.81m x 3.61m)

Bedroom Two

10' 2" x 9' 3" (3.10m x 2.82m)

Bedroom Three

8' 11" x 7' 1" (2.74m x 2.16m)

Bathroom

Outside: At the front of the home lies an extensive lawn complemented by a walled and planted border. The large rear garden boasts picturesque countryside views, features a combination of lawn, mature tree, a paved patio seating area and a sturdy timber shed with fenced borders.

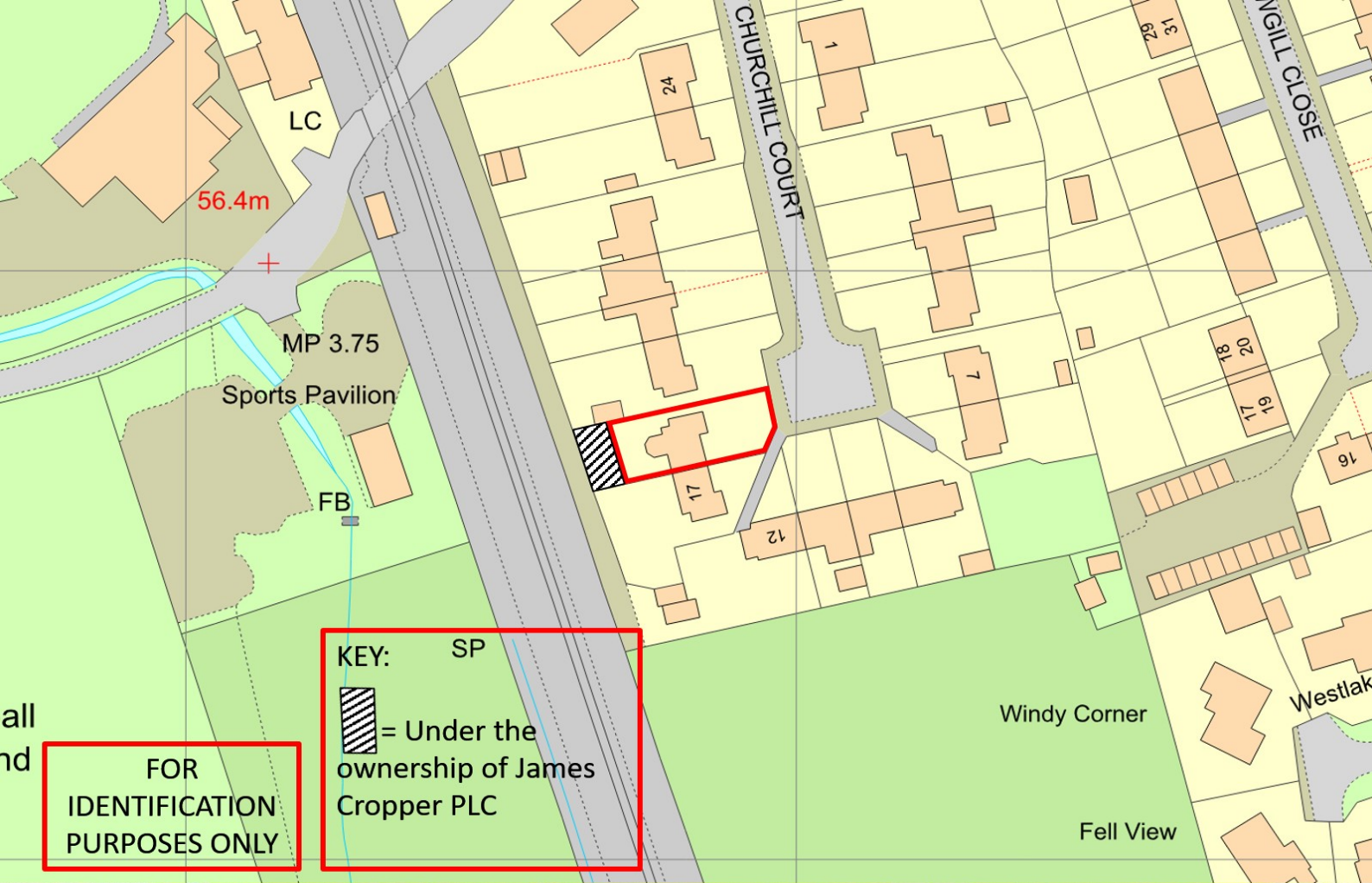
There is ample off-road gated parking to the front, supplemented by on-road parking within the cul-de-sac for added convenience.



Bedroom Two



Bedroom Three



Ordnance Survey Map



Rear garden



Rear views

Tenure: Freehold.

Council Tax: Westmorland and Furness Council - C

Services: Mains gas, mains water, mains electricity and mains drainage.

Viewings: Strictly by appointment with Hackney & Leigh Kendal Office.

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

What3Words: ///required.wasps.promote

Agents Note: The house is currently subject to an Assured Shorthold Tenancy with the tenant requiring two months notice to vacate.

N.B The bottom of the rear garden is within ownership of James Cropper Plc and £1 is payable per annum.

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **01539 729711** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



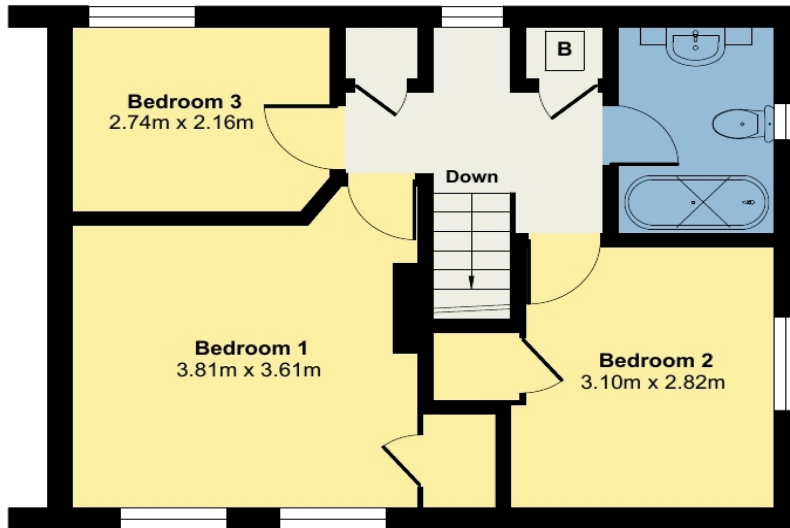
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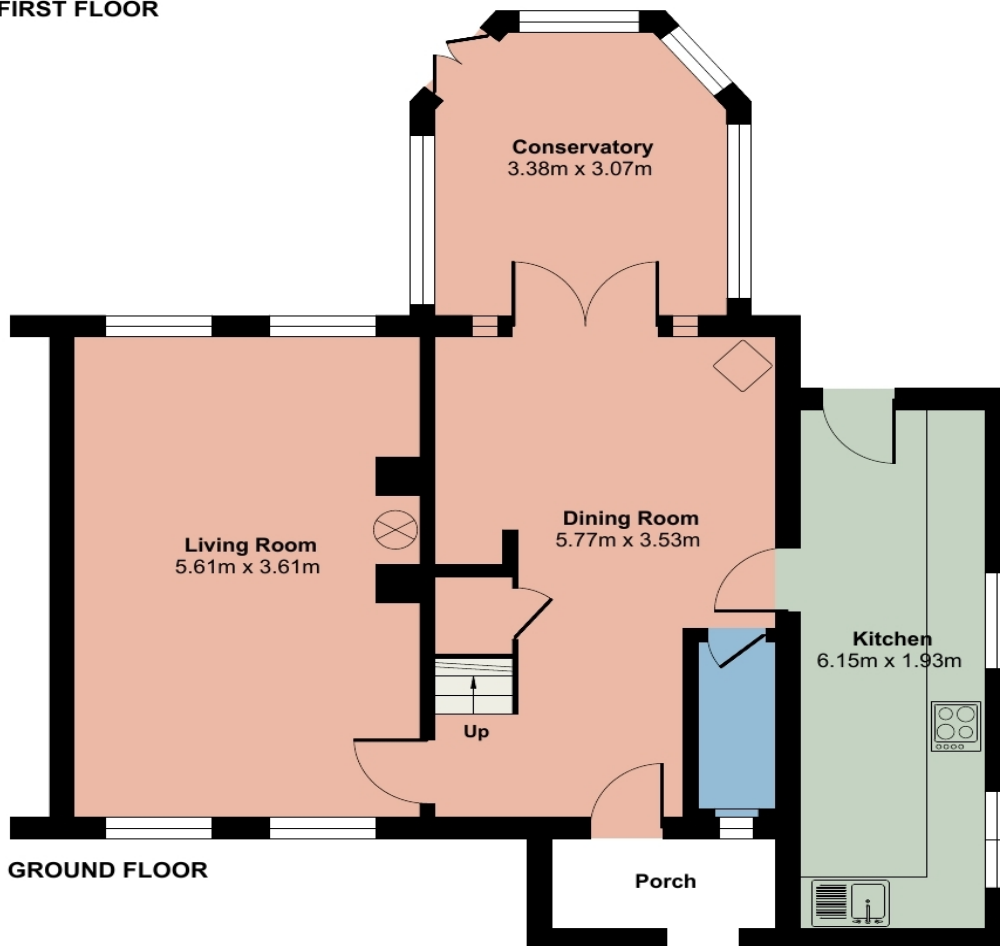
Churchill Court, Burneside, Kendal, LA9

Approximate Area = 1154 sq ft / 107.2 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). © n̄chemcom 2024. Produced for Hackney & Leigh. REF: 1129516

A thought from the owners....the quiet and peaceful location on the doorstep of the lakes, plus the great links to the M6 have been highly beneficial.

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