



## Burton

**£375,000**

12 Hollowayne, Main Street, Burton, Carnforth, LA6 1NS

Discover a fantastic family home situated in the popular village of Burton-in-Kendal. 12 Hollowayne is a delightful detached property situated on a peaceful cul-de-sac, offering well-proportioned living areas and classic charm throughout. This beautiful home features four bedrooms, a kitchen with utility space, two reception rooms, an integral garage, off-street parking, and a well-presented enclosed garden, perfectly balancing comfort and practicality.

### Quick Overview

- Well Presented Detached House
- Perfect Family Home
- Four Bedrooms, Main Bathroom and Ensuite Shower Room
- Spacious Living Accommodation Throughout
- Quiet Residential Village Location
- Easy Access To Transport Links via Rail, Bus and Motorway
- Private Rear Garden
- Integral Garage and Off Road Parking
- Close to Local Amenities
- Ultrafast Broadband Available\*



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Ultrafast  
Broadband



Driveway &  
Garage

Property Reference: C2412





Living Room



Living Room



Dining Room



Kitchen

**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 C of E Primary School rated "Good" by Ofsted. For secondary education, Burton in Kendal is within the catchment area for the nearby Queen Elizabeth School in Kirkby Lonsdale. The village is also 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. There is also easy access to Carnforth Station, and 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.

**Property Overview** Enter into the spacious hallway, setting the tone for this exceptional home. To the left, you'll find a convenient downstairs toilet and a handy storage cupboard off the hallway.

The living room, adorned with a dado rail and traditional coving, exudes character and style. Sliding doors open to the rear garden and patio, while the classic stone fireplace serves as a focal point. Double doors lead to a versatile reception room, perfect as a dining area or home office.

The kitchen boasts a range of traditional wood base and wall units, tile splashback, and complementing worktops. It includes a range of integrated appliances including a Bosch oven, Bosch hob, and an extractor and ample space for a fridge freezer. An archway leads to the utility room, which features additional worktop space, an extra sink, and plumbing for a washing machine and dryer. There's also convenient access to the side of the property.

On the first floor, the generous living space continues, ideal for family living. All four bedrooms are well-presented and inviting. Bedroom one offers lovely rear views of the distant countryside and includes an ensuite shower room with a walk-in shower, pedestal sink, W.C., and tasteful tile finishes on the walls and floors. Bedroom two is bright and airy, featuring a large eaves storage cupboard. Bedrooms three and four are equally well-presented, providing comfortable accommodations.





Kitchen



Kitchen/Utility





Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four

The main family bathroom completes the first floor, showcasing modern and stylish design elements. It features sleek tile floors and walls, a bath with an overhead shower, a wall-hung sink, and chrome finishings.

**Outside & Parking** Externally, the property features convenient off-street parking with a well-maintained driveway, an integral garage equipped with power, and a charming border adorned with mature flowers and shrubs. The enclosed rear garden, positioned on a corner plot, showcases a variety of shrubs and trees, along with a lawned area and inviting patio space ideal for enjoying alfresco dining and hosting summer gatherings.

**Directions** From Carnforth, head north on the A6, straight ahead past Truckhaven Services and straight ahead at the roundabout to the M6. At the third roundabout take the A6070 to Burton. On entering Burton drive through the village, past the school and take a left turn into Hollowayne and number 12 is located on your right hand side.

**What3Words** [///incensed.spoils.narrate](#)

**Accommodation (with approximate dimensions)**

**Living Room** 19' 1" x 11' 3" (5.82m x 3.43m)

**Dining Room** 11' 9" x 11' 4" (3.58m x 3.45m)

**Kitchen/Utility** 18' 7" x 10' 4" (5.66m x 3.15m)

**Bedroom One** 13' 10" x 11' 5" (4.22m x 3.48m)

**Bedroom Two** 12' 6" x 11' 4" (3.81m x 3.45m)

**Bedroom Three** 11' 4" x 8' 11" (3.45m x 2.72m)

**Bedroom Four** 9' 3" x 8' 11" (2.82m x 2.72m)

**Garage** 16' 3" x 8' 10" (4.95m x 2.69m)

**Property Information**

**Services** Mains gas, water, drainage and electricity.

**Tenure** Freehold. Vacant possession upon completion.

**Council Tax** Westmorland and Furness Council - Band F

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

**Anti-Money Laundering Regulations (AML)**

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).





Main Bathroom



Rear Garden





Rear of the Property



Patio Area

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# Meet the Team

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# Hollowrayne, Main Street, Burton, Carnforth, LA6

Approximate Area = 1452 sq ft / 134.8 sq m

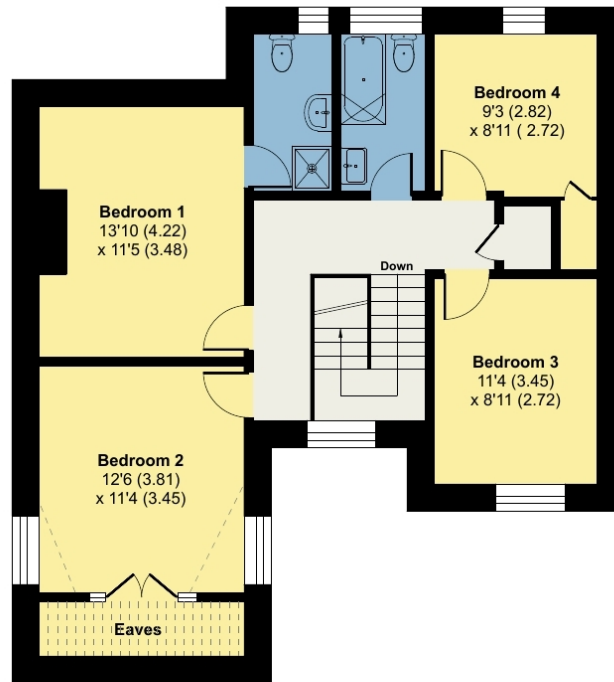
Limited Use Area(s) = 53 sq ft / 4.9 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1647 sq ft / 152.8 sq m

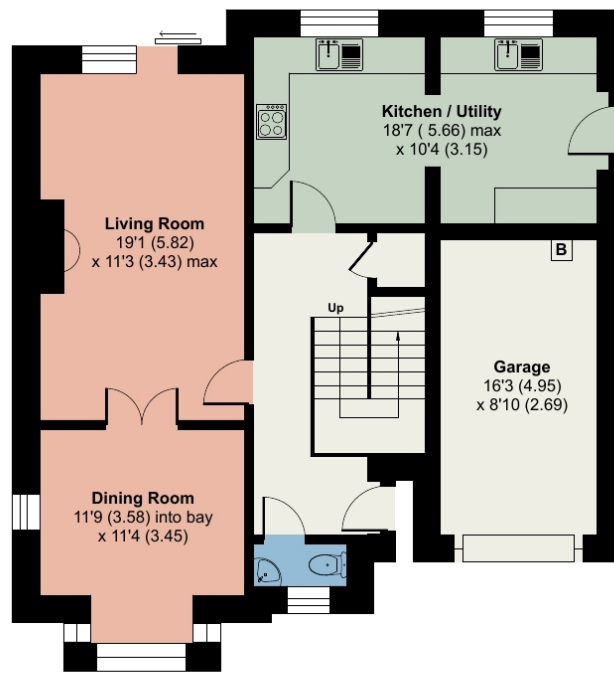


For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2024. Produced for Hackney & Leigh. REF: 1147991

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