



Burton-in-Kendal

£335,000

21 Church Bank Gardens, Burton, Carnforth, LA6 1NT

Nestled in the picturesque development of Church Bank Gardens in the charming village of Burton In Kendal, this delightful, modern family home offers a perfect blend of comfort and convenience. With its attached garage, paved driveway, and a beautifully maintained rear garden, this property is an ideal choice for families seeking a tranquil yet accessible location.

Quick Overview

- Wonderful Family Home
- Close to Local Amenities and Transport Links
- Modern Décor & Convenient Living Spaces
- Kitchen/Diner & Separate Utility
- Elevated Position with Far Reaching Views
- Off Road Parking
- Attached Garage
- Gardens to the Front & Rear
- Close to Local Primary and Secondary Schools
- Standard Broadband Available*



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Standard
Broadband



Off Road
Parking

Property Reference: KL3577



Entrance Hall

Step into the entrance hall with ample space for storing coats and shoes and welcoming you into the living spaces, with stairs to the first floor. Firstly, you are greeted by the living room, with a feature gas fire, perfect for relaxing evenings or entertaining guests with views to the front aspect.



Living Room

A door opens into the modern kitchen diner, being the main hub of the home and offering a versatile space, ideal for hosting family and friends. The kitchen itself is well fitted with wall and base units, complementary work tops and a ceramic sink and drainer. Integrated appliances include a Lamona oven, four ring hob and there is space for an undercounter dishwasher and freestanding fridge/freezer.

Adjacent to the kitchen is a practical utility room, with space for a dryer and plumbing for a washing machine, also housing the Vaillant boiler. Complete with a separate W.C. and pedestal sink, there is also access into the garden.



Living Room

Ascend the stairs to the first floor, where you will find three well-appointed bedrooms and family bathroom. The main bedroom offers generous accommodation with space for a double bedroom and additional furniture to suit, with wonderful views extending to the front aspect. There is also a three piece en-suite bathroom for added privacy, comprising a shower, vanity sink unit and W.C. with complementary tiled walls and flooring.

Bedroom two and three are also good sized bedrooms with rear aspects overlooking the garden, with the family bathroom comprising a bath with hand held attachment, W.C. and pedestal sink, completed with tiled floor.

Finally, the two-tiered, enclosed rear garden completes the picture with a patio area for outdoor seating and lawn area where children and pets can play.



Utility

Accommodation with approximate dimensions

Living Room 14' 8" x 10' 11" (4.47m x 3.33m)

Kitchen/Dining Room 13' 11" x 13' 1" (4.24m x 3.99m)

Utility 5' 11" x 13' 1" (1.8m x 3.99m)

Bedroom One 12' 7" x 11' 0" (3.84m x 3.35m)

Bedroom Two 10' 8" x 10' 3" (3.25m x 3.12m)

Bedroom Three 10' 8" x 6' 11" (3.25m x 2.11m)



Kitchen/Dining Room



Kitchen/Dining Room



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three

Property Information

Tenure

Freehold (Vacant possession upon completion).

Council Tax

Band D.

Services

Mains gas, electricity, water and drainage. Standard broadband available.

Please note there is a service charge payable for the maintenance of the development, which we have been advised is approximately £703.00 per annum. Please contact the office for further information.

Energy Performance Certificate

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

What3Words

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Viewings

Strictly by appointment with Hackney & Leigh Kirkby Office.



Family Bathroom



Ensuite Shower Room



Garden



Views

Request a Viewing Online or Call 015242 72111

Meet the Team

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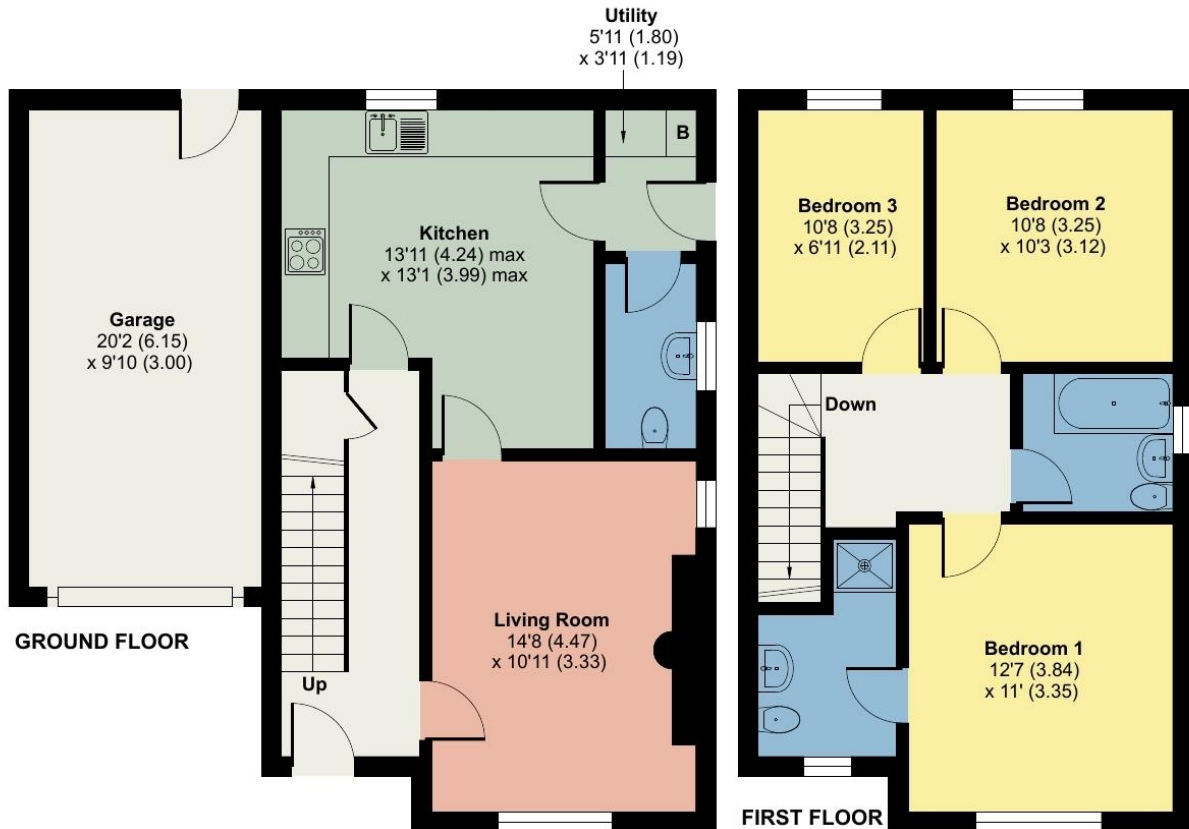
Church Bank Gardens, Burton, Carnforth, LA6

Approximate Area = 1008 sq ft / 93.6 sq m

Garage = 198 sq ft / 18.3 sq m

Total = 1206 sq ft / 111.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Hackney & Leigh. REF: 1211505

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