



## Burton In Kendal

**£175,000**

Lee House  
Main Street  
Burton In Kendal  
Carnforth  
Lancashire  
LA6 1LR

Property Ref: C1809

Rehabilitation Required. A dream home in-waiting for an enthusiastic buyer with imagination and creativity to restore this impressive 3 bedroom stone and slate cottage to its former glory.

Permitted development rights available. Substantial walled garden and driveway, open plan living/dining space with a lovely focal point fireplace, kitchen, 3 good bedrooms and bathroom. Excellent plot, position and location. Ideal for M6, town, railway, countryside & QES. A real project with bundles of potential, just ready for an enthusiastic purchaser. No Chain.







Living Area



Bedroom 3



Bathroom

**Location** Follow the A6 out of Carnforth towards Burton in Kendal A6070. On entering Burton proceed onto the Main Street where the property is located on the right hand side just after the entrance to Boon Town.

**Lounge** 27' 8" x 13' 1" (8.43m x 3.99m) This room has a beautiful original stone fire place with wood burning stove, three double glazed UPVC windows and part glazed door to the front aspect, timber framed window to the side aspect, two ceiling light points, double and single radiator.

**Kitchen** 013' 5" x 8' 8" (4.09m x 2.64m) With the main access via the part glazed back door off the garden. The kitchen is in need of upgrading with wall and base units, gas oven and hob stainless steel sink and drainer mixer tap over and tiled floor. Stairs leading to the first floor with useful under stairs storage.

**First Floor Landing** With timber framed window to the rear aspect, ceiling light point and loft access.

**Bedroom One** 15' 5" x 10' 1" (4.7m x 3.07m) With metal framed window to the front aspect, built in double and single wardrobe, ceiling light point and double radiator.

**Bedroom Two** 13' 1" x 10' 2" (3.99m x 3.1m) With timber framed window to the front and metal framed window to the rear aspect, ceiling light point and double radiator.

**Bathroom** Steps down into the bathroom which is in need of full refurbishment, comprising of low level W.C, pedestal hand wash basin and bath, frosted timber framed window to the rear aspect.





Kitchen

**Bedroom Three** 15'5" x 10'1" (4.7m x 3.07m) With timber framed windows to the front aspect, ceiling light point and single radiator.

**Outside** 35'0" x 95'0" (10.67m x 28.96m) To the rear of the property there is a 35ft x 95ft large garden, with steps up from the kitchen door. There is further access at the very rear end that once cleared could be made into parking or a garage.

**Services** Mains gas, mains electric, mains water and mains drainage.

**Council Tax** Band D - South Lakeland District Council

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

**Viewings** Strictly by appointment with Hackney & Leigh Camforth Office

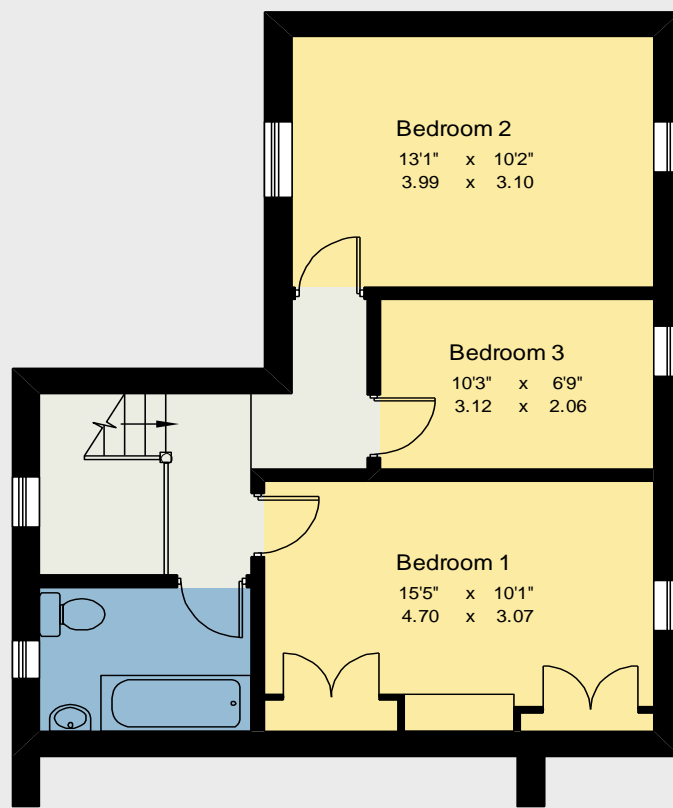
**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Please note** As we understand the property has 'Permitted Development Rights' meaning that certain types of work can be performed without needing to apply for planning permission. Permitted Development Rights are rights to build extensions and other work without the need for planning permission, as long as the works are within set criteria. They are one off rights within the life of a building and Lee House still has them available for the new purchaser to use. Further details can be found from SLDC planning office. Lee House is not a listed building.

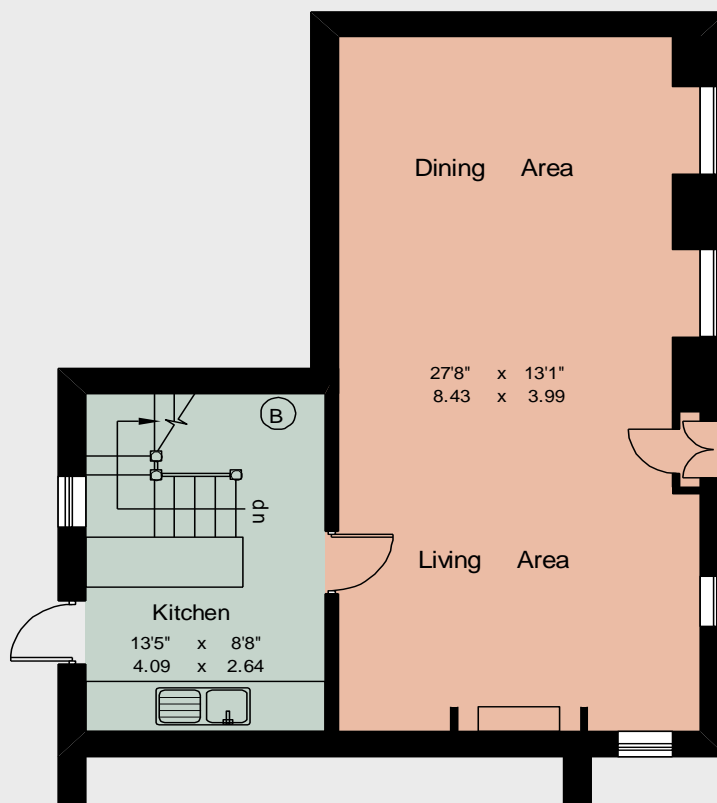


Rear Garden





First Floor



Ground Floor

Approx Gross Floor

Area = 985 Sq. Feet

= 91.30 Sq. Metres

For illustrative purposes only. Not to scale.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Mes srs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.