



Storth

**£265,000**

5 Burntbarrow  
Storth  
Milnthorpe  
Cumbria  
LA7 7JW

An extended detached dormer bungalow, well screened and at the head of a short cul-de-sac that has four bedroom and two-bathroom accommodation with a kitchen / diner and a lovely shaped living room.

There is a sun room area off the living room having a French door and access to a raised decking area that is a real sun trap. The bungalow enjoys UPVC double glazing, gas central heating, integral garage and parking with the gardens level.

Property Ref: AR2293







Kitchen



Bedroom Two

**Location** From the Arnside Office, proceed along Station Road turning left at the railway bridge towards Milnthorpe. Take the second right onto Storth Road. At the crossroads turn left and then 2nd left onto Burntbarrow and then 1st left and the property is at the top of the cul-de-sac on the left hand side.

**Accommodation (with approximate dimensions)**

**Entrance** Double-glazed door leads into hallway with carpet and radiator. Glazed door leads into:

**Living Room** 14' 8" x 10' 11 plus 12' 4" x 7' 9" (4.47m x 3.33m) with gas flame fire in a tile and marble surround and hearth, carpet and radiator. Double-glazed door leads out onto a decked area and the side and rear garden.

**Dining Room** 12' 2" x 8' 0" (3.71m x 2.44m) with glazed window, carpet and radiator. Arch leads to

**Kitchen** 9' 2" x 7' 10" (2.79m x 2.39m) with a range of wall and base units, Liebherr fridge freezer, Zanussi electric cooker. Bosch dishwasher, stainless steel sink, tiled floor, two double-glazed windows and a Velux window. Stable door leads to:

**Utility Room** 7' 10" x 5' 4" (2.39m x 1.63m) stainless steel sink unit, Bosch washing machine, space for tumble dryer and freezer, tiled floor, double-glazed window and a Velux window. Glazed door leads out to the rear garden and garage.

**Bedroom 1** 14' 2" x 10' 4" (4.32m x 3.15m) with double-glazed window, carpet and radiator.

**En-Suite** with double-glazed window, W.C., wash basin, double shower cubicle, tiled walls, cushions flooring and radiator.

**Bedroom 4** 7' 11" x 7' 7" (2.41m x 2.31m) with double-glazed window, carpet and radiator.

**Bedroom 3/Study** 10' 7" x 8' 11" (3.23m x 2.72m) with double-glazed window, understairs storage, carpet and radiator.

**Family Bathroom** 7' 7" x 5' 10" (2.31m x 1.78m) with double glazed window, bathroom with shower over, WC and wash basin, partially tiled walls, carpet and radiator. Airing cupboard with





Living Room

Stairs lead to:

**Bedroom 2** 19' 0" x 9' 6" (5.79m x 2.9m) double-glazed windows to front and rear, under-eaves storage, carpet and radiator.

#### Outside

**Front Garden** with shrub and flower borders and driveway with parking for up to three vehicles leading to the garage. Path leads round to:

**Side Garden** with lawn and raised terraced area. Great sun spot.

**Rear Garden** decked area, lawn, paved areas and shed.

**Garage** 20' 0" x 10' 0" (6.1m x 3.05m) with up-and-over door and rear pedestrian access - larger than average, ideal for workshop area as well as parking a vehicle.

Property benefits from a new roof installed in 2018.

**Tenure** Freehold. Vacant Possession on Completion.

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

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

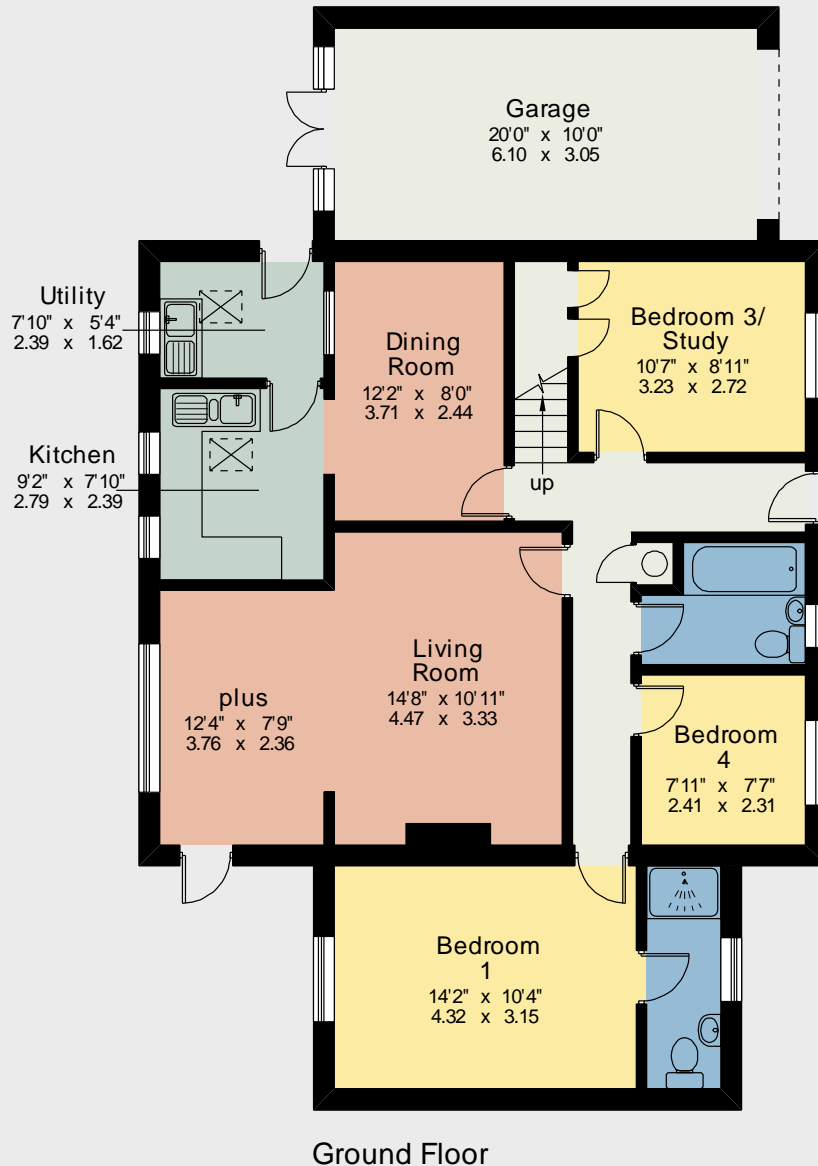
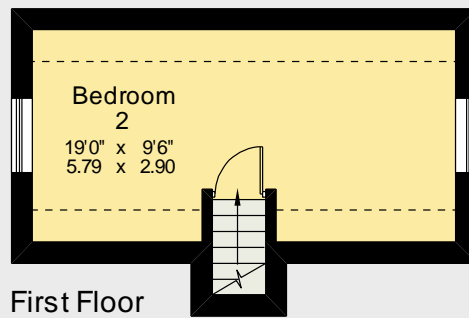
**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Viewings** Strictly by appointment with Hackney & Leigh Arside Office.



Bathroom





Approx Gross Floor Area = 1474 Sq. Feet  
= 136.63 Sq. Metres

For illustrative purposes only. Not to scale.

**A thought from the owners...**The bungalow benefits from being on the fringe of the village but within easy walking distance of the local primary school and community shop and has quiet, friendly neighbours.

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