



Burton-in-Kendal, Carnforth, LA6 1HY

Offers In The Region Of £335,000



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3 Bedrooms



1 Bathroom

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- Spacious detached family home in sought-after village location.
  - Generous wrap-around gardens with ample parking and detached garage building.
  - Within walking distance of village amenities and excellent access to M6 motorway.
  - Located within the catchment of sought after schools.



A spacious family home nestled in the sought-after village of Burton-in-Kendal, which provides an ideal opportunity for those looking to put their own stamp on a property in a scenic and accessible location.

Burton-in-Kendal is a picturesque village nestled in South Lakeland, close to the Lake District National Park. The village is known for its strong community spirit making this a desirable location for families or purchasers looking to have the perfect work / life balance. The village offers a shop, public house and local primary school, and has everything on hand. Beyond is the market town of Carnforth which offers additional services and amenities and the larger town of Kendal, situated to the north, is only a short drive away. The location offers the perfect base to explore the Lake District National Park and Yorkshire Dales and is surrounded by stunning landscapes. For those looking to go further afield there is access to the M6 motorway via Junction 36, less than 5 minutes' drive away and rail links with connections to the West Coast Mainline are available at Carnforth with direct access to London Euston.



The property provides well-proportioned accommodation arranged across a single level, offering a layout with potential for modernisation and extension (subject to appropriate planning permissions).

A welcoming hallway entrance includes a practical storage space to one side for coats and shoes, leading through to the principal living spaces. The generous lounge and dining area is an ideal space for both family living and entertainment, with a dual-aspect flooding the room with natural light, and offering an outlook over the gardens.

The kitchen is positioned to the rear of the property, fitted with a range of wall and base units and benefitting from a rear personal access door leading directly to the garden and driveway – perfect for everyday convenience.

There are three good sized bedrooms, one of which includes fitted wardrobes. The bedrooms are served by a family bathroom, fitted with a three-piece suite including WC, wash hand basin and bath with shower over.

Externally, the property has generous wrap-around gardens, predominantly laid to lawn, with mature flowerbeds to the borders with a further area of garden to the rear corner which offers additional privacy.





A private driveway provides ample off-road parking for several vehicles, with the added benefit of a detached garage building offering further storage or workshop potential.

Offering space, potential, and a great village location, this property provides the perfect canvas for those wishing to make a home their own. With its generous gardens, practical layout, and excellent accessibility, it is an ideal choice for families or individuals looking for their next move.



## General Remarks

**Services :** The property has the benefit of mains water, mains electricity, oil central heating and mains drainage available and connected.

**Please note :** Amitstead Bamett LLP have not tested any of the above services and Purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

**Parking allocated and number of spaces :** On site for several vehicles.

**Construction Type :** Detached rendered brick built property under tile roof.

**Restrictive Covenants :** None insofar as we are aware.

**Listed Building :** The property is not listed.

**Conservation Area / National Landscapes :** The property sits outside of the conservation area.

**Easement, and Wayleaves or Rights of Way: Easements, Wayleaves & Rights of Way :** The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not. We are not aware of any easements, wayleaves or rights of way affecting the subject property.

**Footpaths / Bridleways :** We understand that there are no footpaths or bridleways on the property.

**Flooding :** According to the Environment Agency's website the property sits in flood zone one, being an area with low probability of flooding.

**Unimplemented Planning Consents :** None known.

**Local Authority :** Westmorland and Furness Council      **Council Tax Band :** Band D

**Mortgage ability :** We understand that as far as we are aware it is possible to secure a mortgage against this property.

**Title & Tenure :** The property is offered for sale Freehold with vacant possession upon completion.

**Viewings :** Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodkinson. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

**What3words Location :** [//cutbackflickers.fu filled](#)

**Money Laundering Regulations Compliance :** Please bear in mind, that Amitstead Bamett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

**Mortgage Referrals :** We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral, which leads to mortgage adviser earning commission from them, for recommending you to them.

**Method of Sale :** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers

**SUBJECT TO CONTRACT**



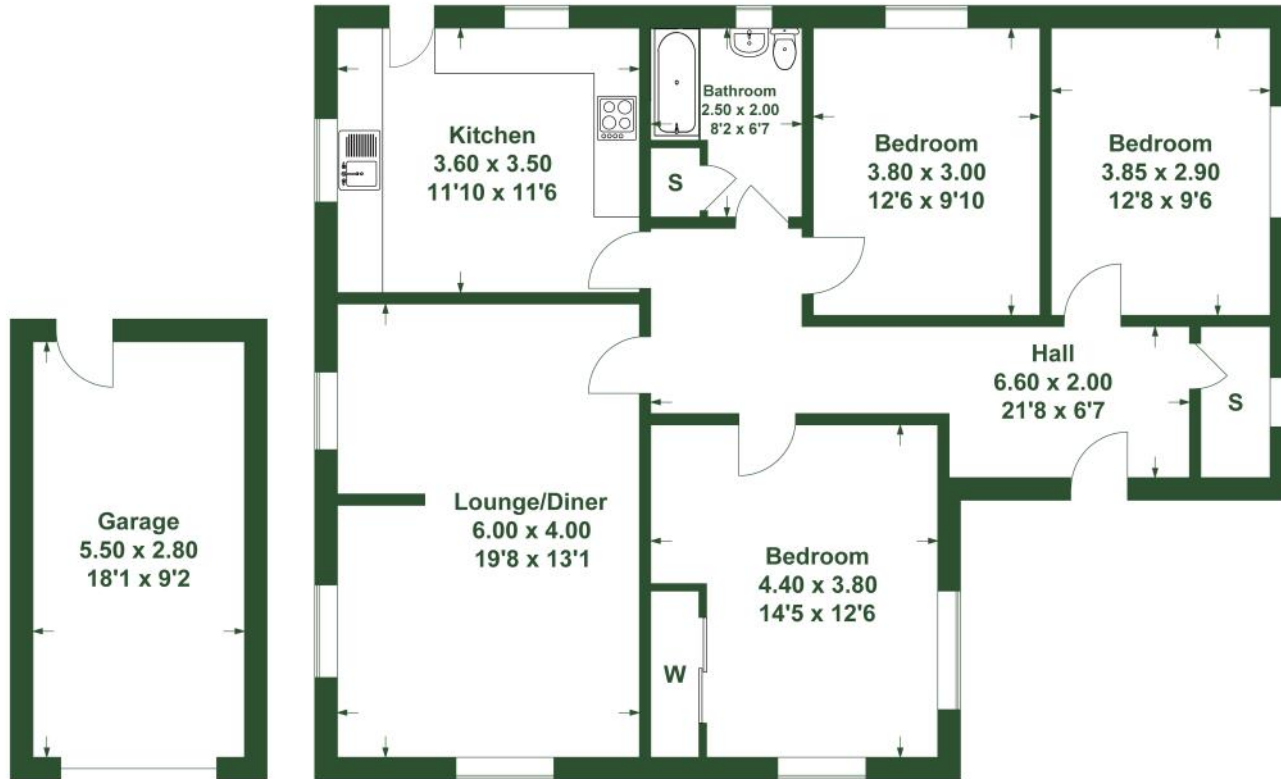
Approximate Gross Internal Area : 102.89 sq m / 1107 sq ft

Garage : 15.40 sq m / 166 sq ft

Total : 118.29 sq m / 1273 sq ft



This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media



Garage

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		



## North Lancashire

Market Place, Garstang,  
Lancashire PR3 1ZA  
northlancs@abarnett.co.uk  
01995 603 180

## Cumbria

Lane Farm, Crooklands,  
Milnthorpe LA7 7NH  
cumbria@abarnett.co.uk  
01539 751 993

## South Lancashire

59 Liverpool Road North,  
Burscough, Lancashire L40 0SA  
southlancs@abarnett.co.uk  
01704 895 995

## Ribble Valley

5 Church Street, Clitheroe,  
Lancashire BB7 2DD  
ribblevalley@abarnett.co.uk  
01200 411 155

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