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GARAGE & PARKING

MILNE MOSER
SALES + LETTINGS



**22 Burton Park
Burton
Carnforth
Lancashire
LA6 1JB**

£325,000





OVERVIEW

With generous parking to the front, this deceptive four bedroom house is ideal for a growing family. Gas centrally heated and double glazed, the well planned accommodation is over two levels and offers versatility. The lounge has double doors leading to a deck area and the well fitted kitchen links to the dining room via an arch giving a semi open plan feel. A ground floor cloak room has been added and there is a useful utility room along with an ensuite to the master bedroom. The corner plot is deceptive with a well planned front garden and parking and an enclosed rear garden.







ACCOMMODATION

Approaching over the front driveway to the front porch. The porch has a ceiling light and tiled floor. An oak door leads into:

ENTRANCE HALL

An internal frosted window to the porch and stairs lead to the first floor. Laminate flooring, a radiator and a ceiling light.

LOUNGE

15' 10" x 12' 11" (4.83m x 3.94m)

UPVC double glazed window faces the side aspect and double glazed double doors lead onto the deck. Sandstone fire surround with living flame gas fire. There is a ceiling light, radiator and television aerial cabling.

KITCHEN

16' 0" x 9' 4" (4.88m x 2.84m)

UPVC double glazed window overlooking the rear garden. Fitted with beech style base and wall units with green shaded worktops and a one and a half bowl sink and drainer. Five burner gas hob with canopy over and an electric double oven and grill. Integrated freezer and space for a fridge. Downlights to the ceiling, a radiator and breakfast bar. Open arch to the:

DINING ROOM

10' 10" x 9' 5" (3.3m x 2.87m)

UPVC double glazed window to the front aspect. Having television aerial cabling, a ceiling light and a radiator.

UTILITY ROOM

10' 7" x 7' 0" (3.23m x 2.13m)

Having UPVC doors to both the front and rear aspect. there are fitted worktops and a Belfast sink along with plumbing for a washing machine and space for a dryer. Ceiling light, extractor and a radiator.

WC

Remodelled in recent years, there is a vanity wash hand basin and concealed cistern WC. Tiling to the walls and floor, illuminated mirror, ceiling light, heated towel rail and under floor heating

BEDROOM

12' 9" x 8' 11" (3.89m x 2.72m)

A UPVC double glazed window faces the front aspect. Vertical radiator, a ceiling light, radiator and laminate flooring. Television aerial cabling.

LANDING

Having access to the loft and a ceiling light.



ACCOMMODATION CONTINUED

BEDROOM

12' 10" x 11' 2" (3.91m x 3.4m) inclusive
UPVC double glazed window facing the front aspect. Ceiling light, a radiator and television point. Full length fitted wardrobes with sliding doors. Hanging space and shelving along with a central dressing table area with light.

ENSUITE

Cleverly created, the ensuite has a corner WC, pedestal wash basin and shower cubicle. Ceiling light, downlight with extractor and a vanity mirror with light. Eaves storage cupboards.

BEDROOM

9' 9" x 9' 5" (2.97m x 2.87m)
UPVC double glazed window to the front elevation. Ceiling light, radiator and television aerial cabling.

BEDROOM

9' 9" x 9' 5" (2.97m x 2.87m)
UPVC double glazed window to the rear aspect with view over rooftops to hills beyond. Radiator and a ceiling light

BATHROOM

8' 3" x 8' 3" (2.51m x 2.51m)
A generous bathroom which has been recently modernised and having two frosted double glazed windows to the rear elevation. Bath with twin shower over, wall hung basin and a concealed cistern WC. Radiator, underfloor heating, downlights and an extractor. Wall mounted cabinet with light.

EXTERNAL

The front garden is a good size and easily allows space for both parking and garden areas. Landscaped with ease of maintenance in mind there are gravelled areas with winding paths leading both the front door and to the side and electric sockets. The rear garden is lawned with perimeter hedging, Fencing and flower borders.

GARAGE

16' 10" x 10' 0" (5.13m x 3.05m)
Having an up and over door and pedestrian door to the rear. Power and light and wall mounted Worcester boiler.

The village of Burton in Kendal is conveniently placed for access to the M6 at both junctions 35 and 36. Kendal and Lancaster are only a short drive away. The Lake District is some 20 miles away. There is a thriving community with local shops, Church, primary school and public house. The Memorial Hall has many activity clubs and groups and there is both a tennis and bowling club. The village is also within the catchment area for the highly acclaimed Queen Elizabeth School in Kirkby Lonsdale and Dallam School in Milnthorpe.





DIRECTIONS

From our Carnforth office proceed up Market Street and turn left at the traffic lights. Take your first exit at the next two roundabouts, when entering the roundabout at Pine Lake keep right and take the second exit signposted Burton in Kendal. Continue past the primary school and take your next left onto Tanpits Lane continuing towards the bottom. Burton Park is a turning to the left. Follow the cul de sac round to the left with the property being on the corner to the left hand side.

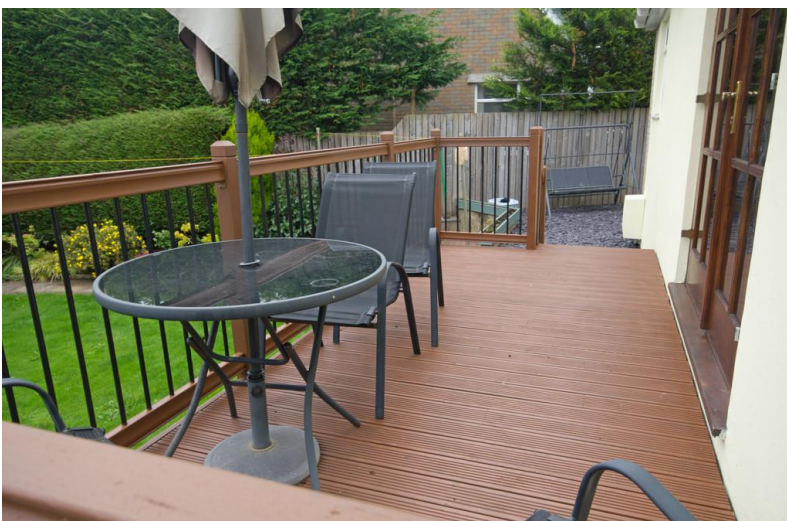
GENERAL INFORMATION

Mains Services: Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: D

EPC Grading: D





FLOOR PLAN



This plan is for illustrative purposes only and should be used as such by any prospective purchasers.
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.
Measurements are approximate and for display purposes only.

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