



5 ORCHARD CLOSE, BURTON, CARNFORTH, CUMBRIA, LA6 1PN  
**£235,000**

**MILNE MOSER**  
SALES + LETTINGS

5 ORCHARD CLOSE  
BURTON  
CARNFORTH  
LA6 1PN



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PARKING

OVERVIEW

Positioned on the end of a small modern terrace of similar properties, this two bedroom house is perfect for first time buyers or those looking for a manageable retirement purchase. Extended at the front, a lovely garden room has been created - the ideal place to relax or use as a dining room. Privacy one way glass provides screening and there is a pleasant outlook over the immaculate front garden. The lounge diner has a wood burner and there is a well fitted kitchen. Moving to the first floor are two double bedrooms and a stylish shower room. The property is gas centrally heated and double glazed throughout.

An allocated parking space is to the side and there is further visitors parking shared between the row.

Well located in Burton village with the primary school close by, community centre and shop.

ACCOMMODATION

From the parking area, a path leads along the row of houses with number 5 being the first property. The front garden leads to a UPVC double glazed door and into:

ENTRANCE

6' 5" x 8' 11" (1.96m x 2.72m) plus alcove

A glazed door leads into the dining area and there is a ceiling light and telephone point. Built in double cupboard and shelving.





#### GARDEN ROOM

11' 3" x 9' 3" (3.44m x 2.81m)

A lovely space with outlook over the front garden. UPVC double glazed with privacy one way glass, the room is suitable all year round and has a radiator, two wall lights and double doors to the lounge space. Exposed stone wall.

#### LOUNGE DINER

20' 7" x 12' 4" (6.28m x 3.76m)

A UPVC double glazed window to the side elevation. A good sized room with space for both lounge and dining suites. Brick fire surround with inset woodburner, beams to the ceiling, a contemporary vertical radiator, two wall lights and two ceiling lights. Built in cupboard under the stairs and glazed door to the kitchen.

#### KITCHEN

9' 8" x 6' 5" (2.95m x 1.96m)

UPVC double glazed window to the rear aspect. Fitted with cream farmhouse style base and wall units, tiled splashbacks and a stainless steel one and a half bowl sink with drainer. The gas cooker with stainless steel splashback is to stay and there is plumbing for a washing machine and space for a fridge freezer. Beams to the ceiling, a ceiling light and wall mounted Ideal boiler.

#### LANDING

UPVC double glazed window on the stairs. The landing has access to the loft, a built in double cupboard and a ceiling light.

#### BEDROOM

10' 5" x 12' 6" (3.18m x 3.81m)

A Velux rooflight faces the front elevation with a view over fields and countryside and there is a further UPVC double glazed window to the side looking towards Farleton Knott. Wood parquet flooring, a ceiling light and radiator.

#### BEDROOM

10' 2" x 11' 2" (3.10m x 3.39m)

Velux rooflight to the front also having a good view. Two built in cupboards, a radiator, ceiling light and eaves storage.



#### SHOWER ROOM

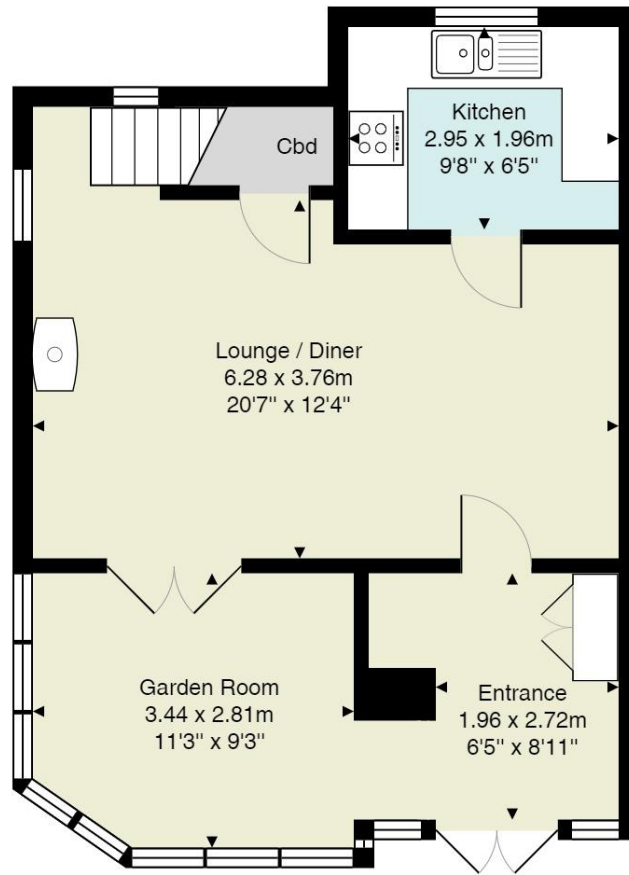
6' 2" x 7' 0" (1.89m x 2.14m)

Frosted UPVC double glazed window. Fitted with a pedestal wash hand basin, larger quadrant shower cubicle and a WC. Aqua board panelling to the walls, a ceiling light, radiator, extractor and shaver point.

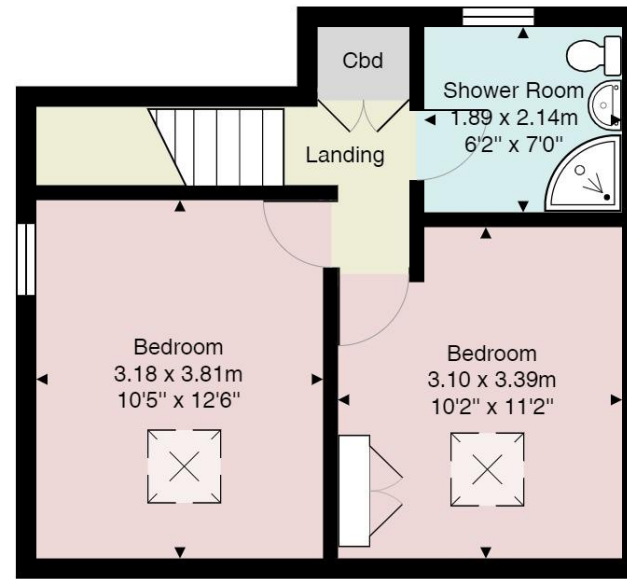
#### EXTERNAL

To the front of the house is an attractive low maintenance garden laid with artificial grass and having space for pots and furniture. There is an allocated parking space and shared visitors spaces along with a strip to the side of the parking area with space for a greenhouse.





Ground Floor



1st Floor

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





**DIRECTIONS**

From our offices in Milnthorpe, turn onto Main Street and continue towards Ackenthwaite. At the roundabout with Dallam School, turn right towards Holme and continue through the village and out the other side. Turn right again following signs to Burton in Kendal. Once in Burton, Orchard Close is a row of modern cottages opposite the primary school.  
[what3words:///scowls.distorts.ruby](http://what3words:///scowls.distorts.ruby)

**GENERAL INFORMATION**

Mains Services: Water, Gas, Electric and Drainage  
 Tenure: Freehold  
 Council Tax Band: B

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 80        |
| (55-68) <b>D</b>                            | 67                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |



**ARRANGE A VIEWING**

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