



14 DROVERS WAY, BURTON, CARNFORTH, LA6 1HU
£275,000

MILNE MOSER
SALES + LETTINGS

14 DROVERS WAY
BURTON
CARNFORTH
LA6 1HU



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OVERVIEW

In an elevated position on the fringes of Burton, this semi-detached house is perfect for buyers wishing to personalise and create a long term family home. The traditional layout offers three bedrooms, a lounge with dual aspect windows, a kitchen and lots of built in storage. The plot is a good size with the back garden in particular offering scope. There are views to both the front and rear and the property has a real feel of being in the countryside whilst still convenient for the village amenities. Subject to a Local Occupancy requirement - please ask for details.

Burton in Kendal is ideally located for buyers wishing to commute and have excellent transport links be that by car, train or bus. The village has a primary school, bustling village hall, post office, bowling green and pub. It is also lies within the catchment of Queen Elizabeth School in Kirkby Lonsdale.

ACCOMMODATION

Approaching from the lane, a path leads across the front garden to the enclosed UPVC porch. A further internal glazed door leads into:

HALL

Stairs lead to the first floor and there is a UPVC double glazed window, a radiator, ceiling light and telephone point.





LOUNGE

11' 8" x 18' 3" (3.55m x 5.55m)

Dual aspect double glazed windows face the front and rear aspects. Stone fire surround with tiled hearth, wood mantelpiece and a gas fire. Two radiators, and a ceiling light.

KITCHEN

11' 7" x 11' 8" (3.54m x 3.56m)

Fitted with painted base units and wood effect worktops. There is space for a fridge, a gas cooker and plumbing for a washing machine. Stainless steel sink with drainer, a ceiling light and radiator. Built in cupboard under the stairs plus a walk in pantry with window and light and a further shelved cupboard. UPVC double glazed window overlooking the rear garden.

SIDE PORCH

A UPVC double glazed door leads to the rear garden and there is a radiator and ceiling light.

UTILITY/STORE

5' 11" x 10' 0" (1.81m x 3.06m)

Fitted with a base cupboard and shelving, a ceiling light and a wall mounted Worcester boiler. External UPVC double glazed door.

WC

Frosted UPVC double glazed window to the side aspect. WC and a ceiling light.

LANDING

UPVC double glazed window to the rear aspect - lovely view across rooftops towards hills. Built in airing cupboard with cylinder and shelving, additional cupboard and under window storage box.

BEDROOM

11' 11" x 10' 11" (3.64m x 3.32m) max

UPVC double glazed window overlooking fields at the front. Extensive range of fitted furniture including wardrobes, bedside cabinets and drawers. Additional cupboard over the stairs, a radiator and ceiling light.

BEDROOM

9' 4" x 12' 2" (2.85m x 3.72m)

UPVC double glazed window to the side elevation. Radiator, ceiling light and cupboard over the stairs.



BEDROOM

8' 10" x 7' 2" (2.69m x 2.18m)

UPVC double glazed window to the rear aspect. The view is across rooftops to Farleton Knott and distant Lakeland Fells. Ceiling light and a radiator.

WET ROOM

5' 3" x 5' 9" (1.59m x 1.75m)

A frosted UPVC double glazed window to the side aspect. Fitted with a corner wash hand basin, WC and open shower area with wall mounted shower and seat. Radiator, extractor, ceiling light, full tiling to the walls and wet room vinyl floor.

EXTERNAL

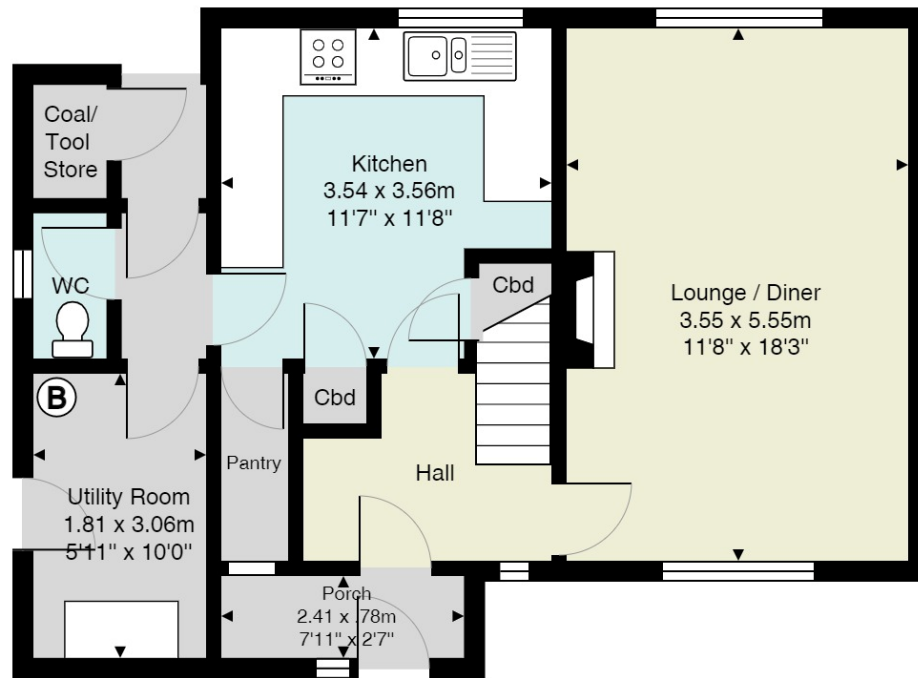
The front garden has been dug over ready for planting and there is a path leading to the front porch. A patio provides space to sit out and there is access at the side to the rear garden.

The rear garden has previously been cultivated for self-sufficiency, the large beds are still in situ but covered for weed suppression. A cut flower bed is retained and there is a fruit cage, good sized shed and an external tap. At the side there is a woodstore and a further store adjacent to the back door.

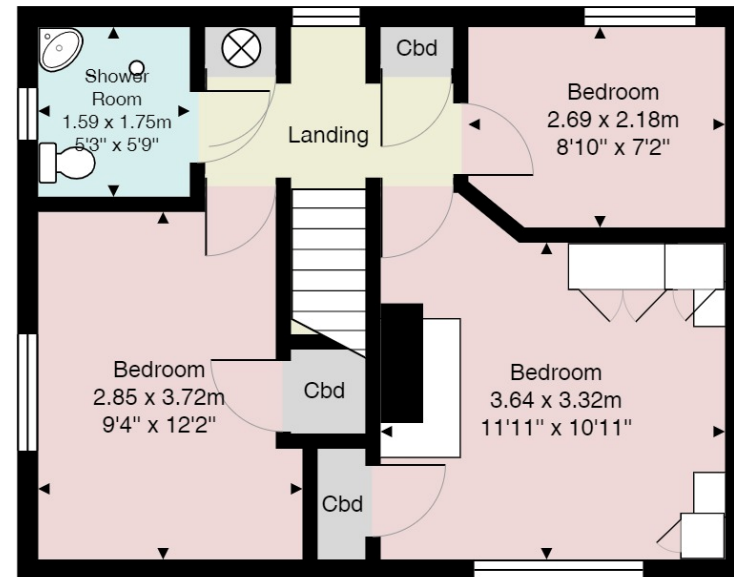
DIRECTIONS

From our Milnthorpe office, proceed along Main Street, towards Ackenthaite, bearing right at the roundabout with Dallam School. Continue towards Holme, passing through the village. Turn right towards Burton in Kendal. Continue into the village, turning right onto Neddy Hill opposite the shop. Follow Neddy Hill down to the bottom. As the road bends to the right, turn left up onto Drovers Way. The property is towards the end on the right hand side.
what3words.com/wealth.arch.shrubbery





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





GENERAL INFORMATION

Services: Water, Gas, Electric and Drainage

Tenure: Freehold. Please note the property is subject to a Local Occupancy Clause which states buyers must have lived or worked in Cumbria for the preceding three years. Please ask for further details and eligibility criteria.

Council Tax Band: C

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:

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