



2 Burton Park, Burton  
£250,000



## 2 Burton Park

### Burton

A well proportioned semi-detached house pleasantly located in a popular residential area within the village of Burton in Kendal where the local amenities include a highly regarded primary school, village store & post office, church, butchers and a public house and restaurant. The village is convenient for Kirkby Lonsdale and Carnforth and is within easy reach of both the market town of Kendal and the city of Lancaster, junctions 35 and 36 of the M6 and the Lake District and Yorkshire Dales National Parks.

Discovering this residence in the heart of a quiet residential area with this 3 bedroom Semi-Detached House. This property boasts a warm and inviting ambience with plenty of natural light flowing through the rooms, creating a welcoming atmosphere. Offering a well-thought-out layout, this semi-detached home features a sitting room and dining room perfect for hosting gatherings or enjoying quiet evenings in. The kitchen is a bright and airy space ideal for culinary enthusiasts, while ample storage throughout ensures a clutter-free environment. The ground floor also has a shower room which comprises a W.C., wash hand basin and a shower cubicle. Upstairs, you will find three bedrooms, with two generously sized doubles, providing comfortable living spaces for the whole family. Completing the first floor is a convenient separate W.C, adding practicality to this charming home. Outside, the property benefits from gardens to the front and rear, a perfect retreat for nature lovers looking to unwind in their own green oasis.

Step outside and be greeted by the gardens enveloping the property, offering ample space to create your own outdoor sanctuary. Both the front and rear gardens provide a blank canvas for those with a green thumb, allowing for the creation of a beautiful garden setting tailored to your tastes. While in need of some maintenance, once revitalised, these outdoor spaces have the potential to bloom into vibrant and lush settings perfect for relaxing or entertaining guests. Additionally, the property offers ample driveway parking and a garage, ensuring convenience for residents and visitors alike.

- Semi detached property
- Double glazing
- Sitting room and dining room
- Ample storage
- Light and airy kitchen
- Quiet residential area
- Three bedrooms with two being doubles
- Gardens to the front and rear
- Shower room with separate W.C
- Ample driveway parking and garage

#### **EPC RATING D**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **COUNCIL TAX: BAND D**

#### **TENURE: FREEHOLD**

#### **DIRECTIONS**

From Junction 36 of the M6 motorway take the A65 exit in the direction of Kirkby Lonsdale. At the first roundabout take the third exit onto the A6070 heading south towards Burton in Kendal. Enter the village and after passing the memorial hall on the right turn right on to Neddy Hill. Proceed to merge in to Station Lane and turn right on to Tanpits Lane. Continue to turn right in to Burton Park where number 2 is located on the right.

**WHAT3WORDS:**fractions.plugs.printer





## GROUND FLOOR

### FRONT PORCH

8' 2" x 2' 6" (2.50m x 0.77m)

### INNER HALLWAY

15' 1" x 5' 9" (4.59m x 1.76m)

### SITTING ROOM

17' 1" x 11' 9" (5.21m x 3.59m)

### KITCHEN

10' 1" x 8' 10" (3.07m x 2.70m)

### DINING ROOM

11' 9" x 10' 5" (3.57m x 3.17m)

### SHOWER ROOM

6' 0" x 5' 8" (1.82m x 1.72m)

### PORCH

4' 7" x 1' 8" (1.40m x 0.50m)

## FIRST FLOOR

### LANDING

8' 9" x 6' 6" (2.66m x 1.97m)

### BEDROOM

11' 11" x 10' 1" (3.62m x 3.07m)

### BEDROOM

11' 10" x 11' 4" (3.60m x 3.46m)

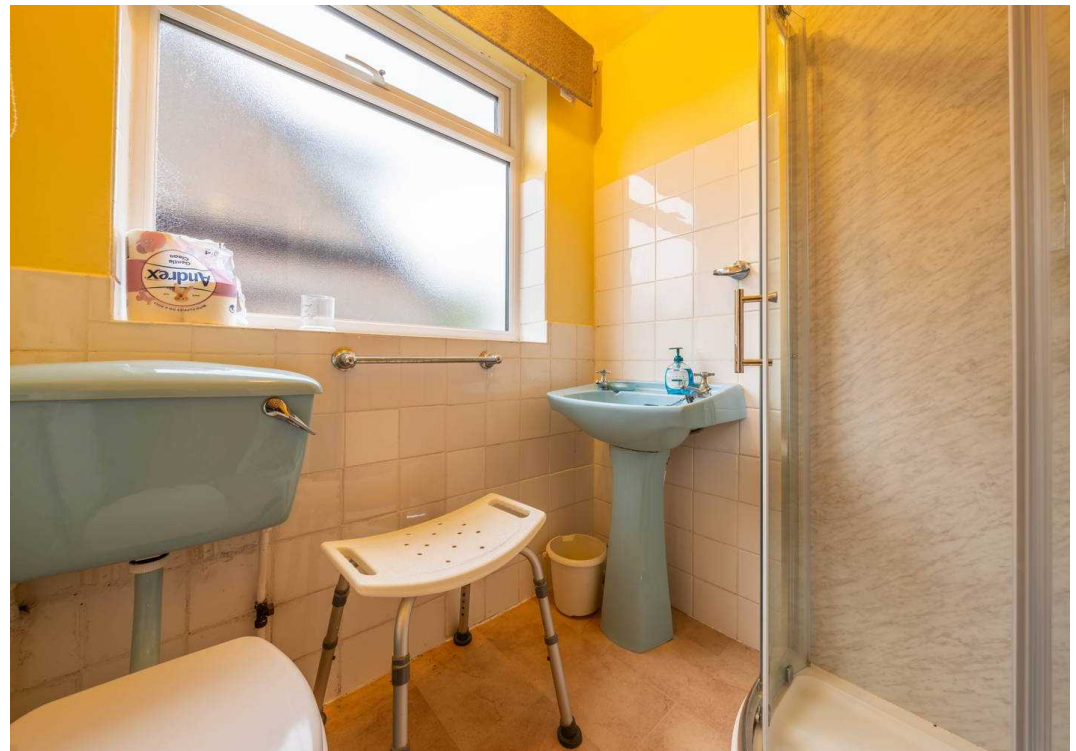
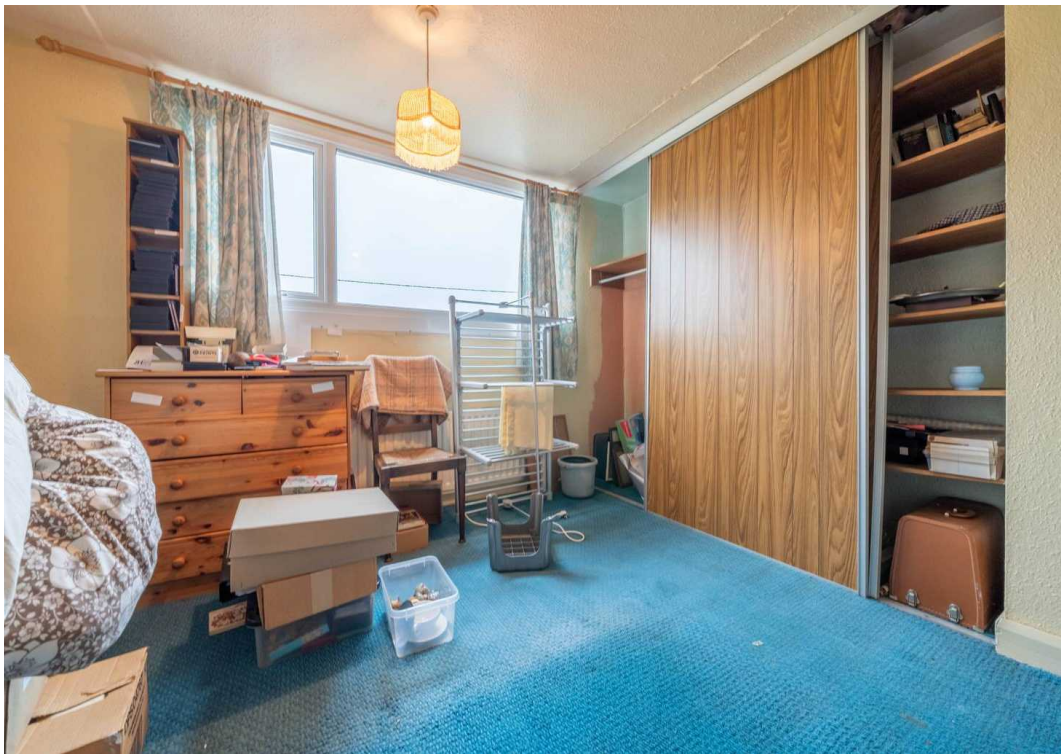
### BEDROOM/STUDY

8' 9" x 7' 4" (2.66m x 2.23m)

### UPSTAIRS TOILET

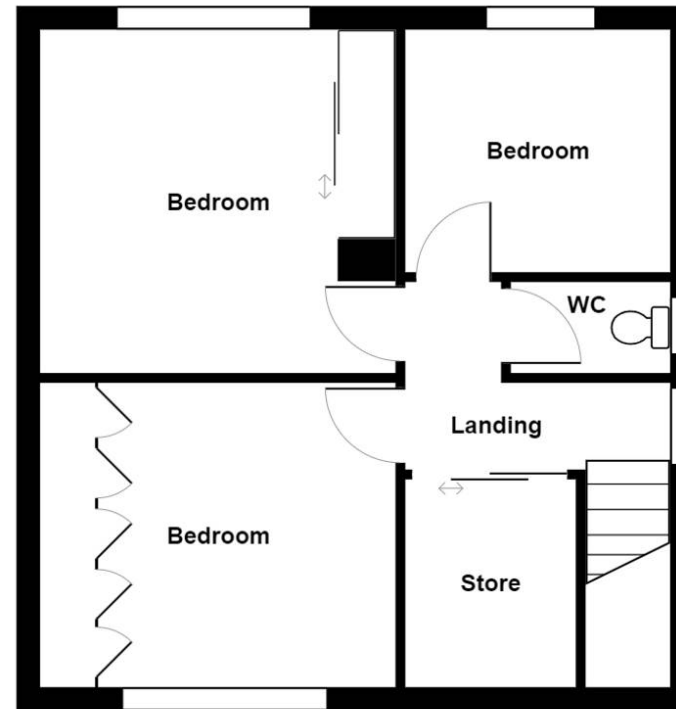
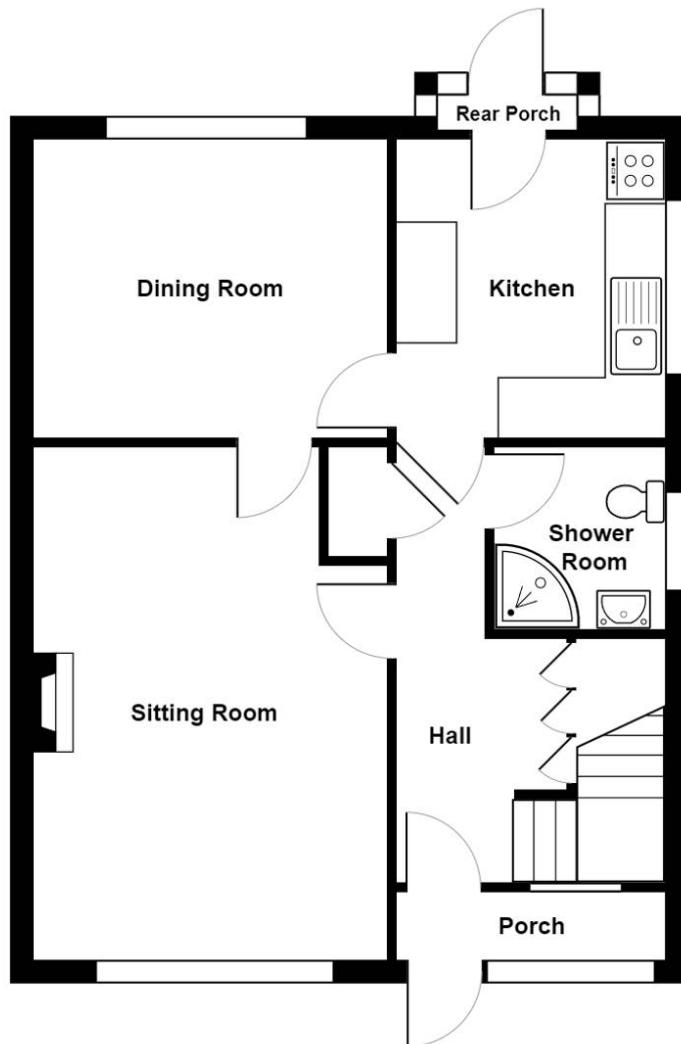
6' 2" x 2' 7" (1.87m x 0.79m)











First Floor



**Ground Floor** 2 Burton Park, Burton in Kendal, Carnforth,  
Total Area: 96.3 m<sup>2</sup> ... 1037 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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