



Westerly

Vicarage Lane | Burton In Kendal | LA6 1NW

MATTHEWS
BENJAMIN

WESTERLY

BURTON IN KENDAL

An appealing 2/3 detached true bungalow pleasantly located in the popular semi-rural village of Burton in Kendal enjoying lovely rear open views over open fields within easy walking distance of the local amenities.

The spacious accommodation offers immediate vacant possession and although in need of upgrading/ modernisation should prove a popular choice for all age groups.

Accommodation

The well proportioned accommodation comprises of an open entrance porch leading to a central entrance hallway.

On the front elevation is the light and airy lounge overlooking the lawn front garden and side windows towards Arnside Knott having a living flame gas fire.

There are two double bedrooms, one to the front elevation and the other to the rear and a single bedroom currently with built in cupboards/ wardrobes and used as a dressing room/study.

There is a separate dining room with window to the side elevation and door leading to the kitchen.

The kitchen has a range of dated matching units with an electric hob and oven and an internal door leading to the:

UPVC double glazed conservatory / sun room leading to the lovely lawn rear garden.

An internal door leads to the attached single garage.

There is a fully tiled three piece wet/shower room with vanity wash hand basin and WC.

The bungalow benefits from gas central heating, UPVC double glazing and is on main drains.





Location

The advantage of this location is that you can walk to the village amenities including the Village Store/ Post Office, St James Church, Memorial Village Hall and Burton Morewood Primary School. There is a regular Bus Service to Carnforth and Kendal and with Carnforth having a mainline Railway Station.

Directions

Travelling from the M6 junction 35, signposted Carnforth, Morecambe, at the next roundabout take the 2nd exit onto the A6 heading towards Milnthorpe travelling for approximately 0.9miles. At the next roundabout take the 2nd exit signposted Burton in Kendal. Continue for approximately 2 miles. Once in the village, go passed the memorial hall on your left and take your second right onto Vicarage Lane and continue for approximately 0.2 miles and Westerly can be found on your right hand side.

Tenure

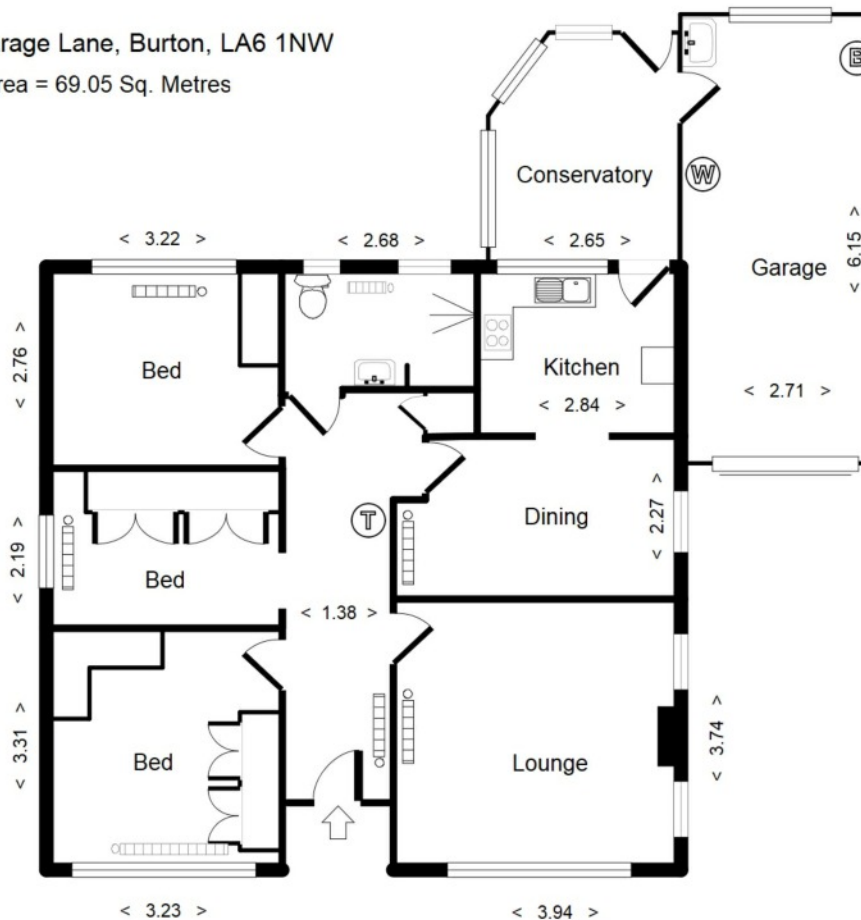
Freehold

Price

£250,000

Westerly, Vicarage Lane, Burton, LA6 1NW

Total Area = 69.05 Sq. Metres



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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