



10 DALTON LANE, BURTON, CARNFORTH, LA6 1NG
£340,000

MILNE MOSER
SALES + LETTINGS

10 DALTON LANE
BURTON
CARNFORTH
LA6 1NG



4/5



1/2



2



GARAGE &
PARKING

OVERVIEW

On the edge of Burton in Kendal, yet convenient for village amenities and transport links, this deceptive home is perfect for multi-generational or extended family living. The versatile layout has a lounge with lots of built in storage on the ground floor and a generous kitchen diner. On the first floor are three bedrooms, a family bathroom and an extension at the side creating an additional two bedrooms and a shower room - the current owners use this extension as an annexe with a living room and bedroom.

There is off road parking for several cars and a garage. The enclosed level rear garden is ideal for pets and children - there is even space for a trampoline.

Viewing is essential to appreciate the space on offer and the property is gas centrally heated and UPVC double glazed throughout.

ACCOMMODATION

Approaching over the long driveway, a path leads to the frosted UPVC double glazed door and into:

ENTRANCE HALL

Stairs lead to the first floor landing and there is a radiator and ceiling light.

LOUNGE

12' 9" x 15' 8" (3.87m x 4.78m)

UPVC double glazed window looking towards fields at the front. Laminate flooring, a radiator and a ceiling light. Lots of built-in





storage has been created with shelving and boxes plus there are recesses for the television and an electric fire.

KITCHEN DINER

15' 11" x 14' 4" (4.86m x 4.38m)

Extended at the rear, the kitchen has space for a large family dining table and is a really social space. UPVC double glazed window to the side plus UPVC double glazed French doors. Fitted with white farmhouse style base and wall units, wood block effect worktops, quartz style splashbacks and a granite one and half bowl sink with drainer. Below the double cooker canopy is space for a large range cooker and there is plumbing for a dishwasher, downlights and a radiator.

There is a useful cupboard under the stairs and a cleverly created laundry cupboard with plumbing for a washing machine and wall mounted Vaillant boiler.

LANDING

Ceiling light and a built in cupboard with ladder access to the loft.

BEDROOM

10' 3" x 12' 7" (3.13m x 3.84m)

UPVC double glazed window with outlook over gardens at the rear. Radiator and a ceiling light.

BEDROOM

7' 7" x 11' 6" (2.32m x 3.51m)

With view towards countryside, the second bedroom has a UPVC double glazed window, radiator and ceiling light. Built in cupboard with bi-fold door.



BEDROOM

5' 10" x 8' 5" (1.77m x 2.58m)

Also facing the front aspect, there is a ceiling light, radiator and built in cupboard. UPVC double glazed window.

BATHROOM

5' 3" x 10' 8" (1.60m x 3.26m)

Frosted UPVC double glazed window to the rear aspect. Fitted with a pedestal wash basin, a WC and bath with shower over. There is tiling to the floor and above the bath, a chrome heated towel rail, downlights and an extractor. A door connects to the larger bedroom.

From the landing there is access to the extension/annexe via dressing room/corridor with storage.

DRESSING ROOM

Two double and one single built in cupboards, a radiator and downlights.

LOUNGE/BEDROOM

9' 5" x 12' 7" (2.87m x 3.83m)

Easily adapted to create a double (fifth) bedroom, the current owner uses the space as a second lounge with adjoining bedroom. There is a lovely view to the front, a radiator, ceiling light and UPVC double glazed window.

BEDROOM

9' 6" x 11' 9" (2.89m x 3.59m)

UPVC double glazed window to the rear aspect. Ceiling light, radiator and built-in double wardrobe with hanging rail and shelf.

ENSUITE

6' 5" x 3' 10" (1.95m x 1.18m)

Fitted with a double shower cubicle, a vanity wash basin and a WC. Tiling to the walls and floor, downlights and an extractor.

EXTERNAL

There is a good sized garden to the front of the house, mainly lawned with shrub borders. A long driveway at the side leads to the garage and has space for a number of cars. The rear garden is enclosed with a tarmac area close to the house and a gate and clipped evergreen arch leading into the enclosed garden. Perfect for pets and children the level lawn has space for play with flower borders and a brick built barbecue.

GARAGE

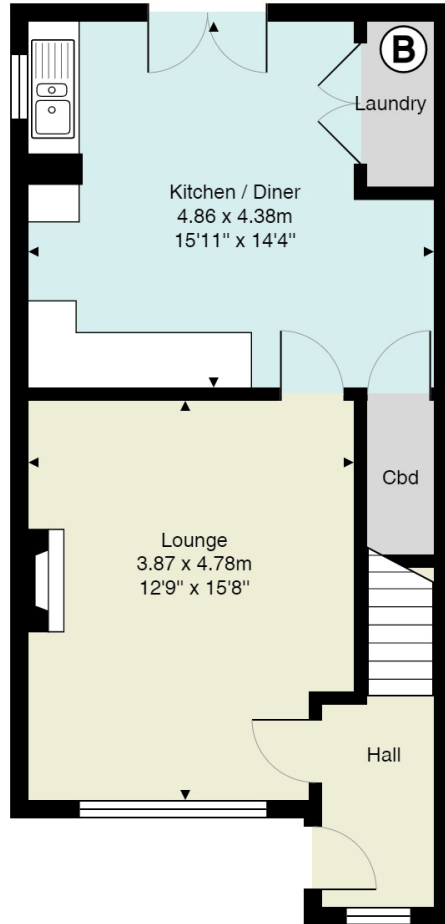
9' 6" x 16' 11" (2.90m x 5.16m)

Up and over door and two windows. Power and light are connected.

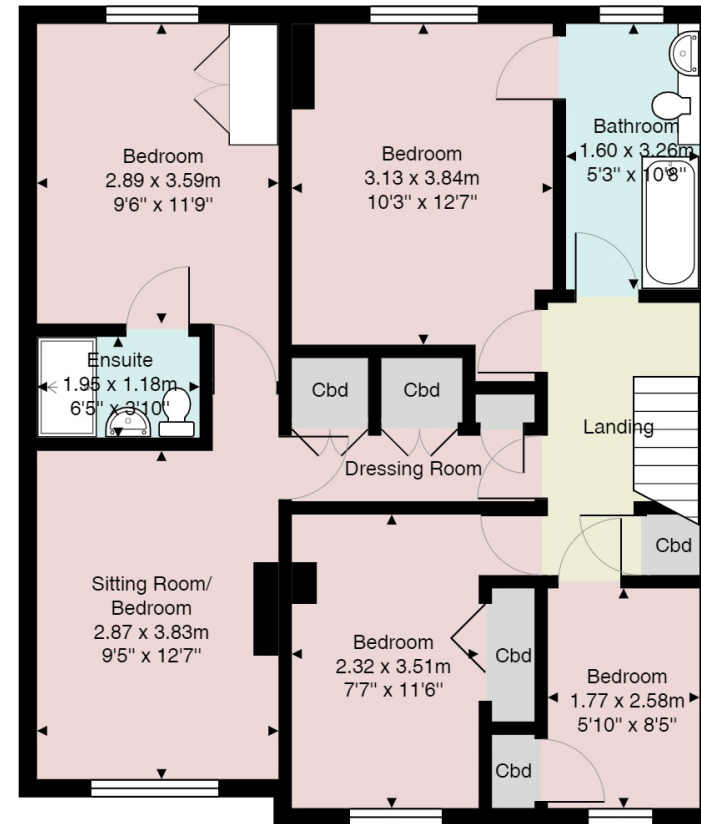
DIRECTIONS

Leaving our Milnthorpe office, proceed on Main Street towards Ackenthaite, turning right at the roundabout with Dallam School. Continue through Whasset and Holme village. Once through Holme, turn right towards Burton in Kendal. Continue through Burton passing the primary school, shop and pub. Dalton Lane is the last turning to the left hand side before leaving the village. The property is on the left hand side.
what3words///gateway.hands.tastes





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: Mains Water, Gas, Electric and Drainage are connected
 Tenure: Freehold. The adjoining property has a pedestrian right of access for bins across the rear.
 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



ARRANGE A VIEWING

To arrange your viewing contact our Milnthorpe Team:
 Westmorland House, The Square, Milnthorpe, LA7 7QJ
Telephone. 015395 64600
Email. milnthorpeproperty@milnmoser.co.uk

MILNE MOSER

SALES + LETTINGS

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnemoser.co.uk

Email. lettings@milnemoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnemoser.co.uk



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