



WALDRON, 1 ST. JAMES DRIVE, BURTON,
CARNFORTH, CUMBRIA, LA6 1HY
£275,000

MILNE MOSER
SALES + LETTINGS

- Popular Location close to Primary School, Village Hall and Shop
- UPVC Double Glazing
- Gas Fired Central Heating
- On Onward Chain
- Car Port and Garage
- Generous Layout



3



1



1



GARAGE &
PARKING

OVERVIEW

Having a corner plot, ample parking and a garage, this detached true bungalow is perfect for a range of buyers. Those looking to downsize or future proof will love the level accommodation and garden whilst families will find lots of space in the three double bedrooms and good sized lounge diner. The shower room and kitchen have been updated in recent years, but there is still scope to personalise and update both inside and out. The mature gardens have a Japanese influence and wrap around all four sides of the bungalow ensuring there is space for entertaining, play and off road parking.

ACCOMMODATION

The property can be accessed via the main front door or into the kitchen by the car port. Entering via the formal front door into the hallway, a good sized coat cupboard keeps the space clutter free and has space for additional household bits and bobs. The hallway has access to all the rooms and there is access via a drop down ladder to the loft. The first of the double bedrooms leads off to the side and the corridor continues towards the rear of the bungalow.

The principal rooms are all to the rear, perfect for privacy considerations and for a lovely outlook over the garden. The generous living room is semi divided into a lounge and dining area and being dual aspect is light and bright. The





kitchen has space for a breakfast table and is fitted with green units and dark worktops. Updated in recent years, the kitchen has an integrated oven, microwave and hob with hood above plus a stainless steel sink and space for a fridge freezer. A door leads to the car port at the side. Please note the gas fire in the lounge and wall heater in the kitchen are disconnected.

There are two further double bedrooms - both a good size. The modern shower room is fully tiled and has a white suite, chrome heated towel rail and the hot water cylinder is concealed within a cupboard.

Outside, the property has plenty of space. There is parking and turning along the side and under the carport plus a generous gravelled area well planted with evergreens for ease. At the front, coloured gravel contrasts to the exterior of the property and there are raised gravel beds and low maintenance planting. At the rear, mature specimen trees and shrubs envelope the gazebo seating area - the planting has a Japanese influence with a ginkgo, acers and evergreens all intertwined by gravel paths. The detached garage has an up and over door and cupboards/storage.



DIMENSIONS

Lounge/Diner 19' 11" x 12' 10" (6.06m x 3.90m)

Kitchen 11' 8" x 11' 11" (3.56m x 3.64m)

Bedroom 14' 7" x 12' 8" (4.44m x 3.87m)

Bedroom 12' 8" x 9' 4" (3.86m x 2.84m)

Bedroom 12' 8" x 9' 5" (3.86m x 2.88m)

Shower Room 8' 6" x 6' 10" (2.59m x 2.08m)

Coat Cupboard 6' 5" x 3' 4" (1.96m x 1.01m)

Garage 9' 3" x 16' 10" (2.82m x 5.13m)

DIRECTIONS

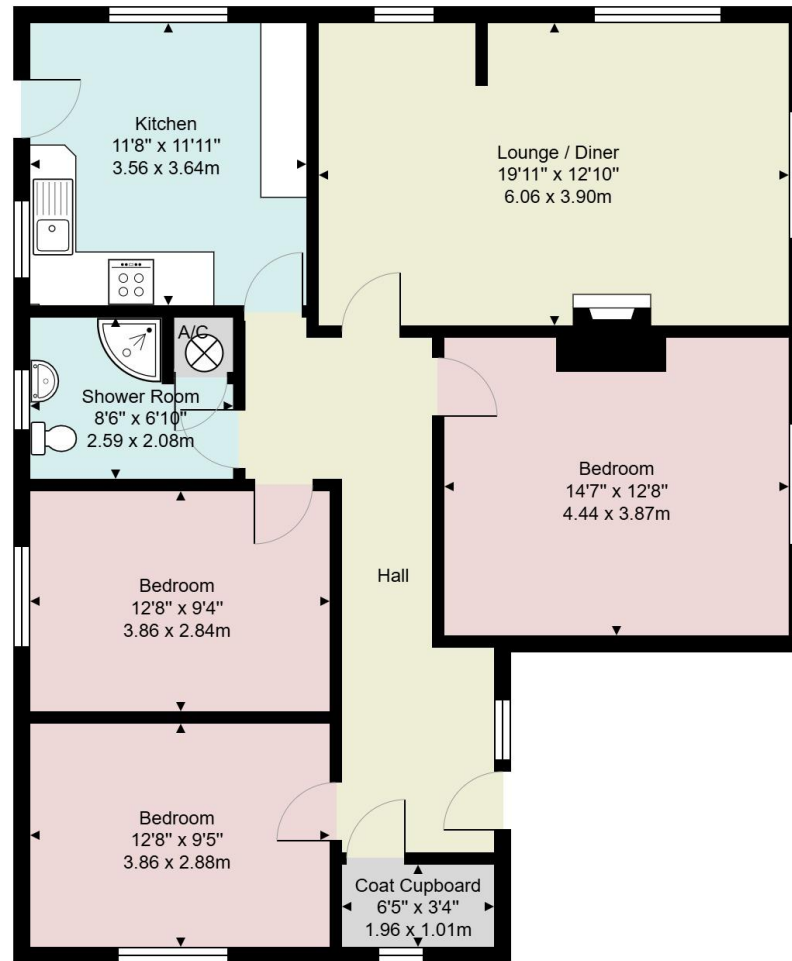
Entering Burton in Kendal from the north on the A6070, turn right on Tanpits Lane (at the crossroads/junction with Vicarage Lane). Continue down Tanpits Lane, turning right onto St James Drive. The property is the first on the left.

What3words:///coach.enjoys.laces









Approx. Total Area: 1090 ft² ... 101.3 m²

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

To arrange your viewing contact our Milnthorpe Team

If you would like further information or insights prior to viewing, please contact Lois Clifton

ESSENTIAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage. Please note the gas supply is currently disconnected.

Tenure: Freehold

Council Tax Band: D

EPC Grading: D

PLEASE NOTE THE PROPERTY HAS SPRAY FOAM INSULATION TO THE ROOF. ENQUIRIES SHOULD BE MADE WITH YOUR LENDER PRIOR TO MAKING AN OFFER.

KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. kendalproperty@milnmoser.co.uk

Email. lettings@milnmoser.co.uk

MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. milnthorpeproperty@milnmoser.co.uk



These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Milne Moser has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. The information provided by the vendor in these particulars is based on the opinion of the vendor only and any intending purchaser, lessee or third party should not rely upon this information as a statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of the information provided.