



9 Glebe Close | Burton-in-Kendal





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ESTATES.



EPC - C



Band B



Freehold





Burton-in-Kendal benefits from excellent transport links, making it an attractive location for commuters and travellers. The village is conveniently located for access to the M6 motorway junctions north and south, providing easy routes to major cities such as Lancaster, Kendal, Preston and beyond. Nearby train stations in Carnforth and Kendal offer regular services to destinations further afield, ensuring that residents can enjoy both the tranquility of village life and the conveniences of urban living. Also boasting regular bus services with a stop conveniently located at the rear of the property.



The village hosts various events and activities throughout the year, fostering a strong sense of community spirit. Local fairs, social gatherings and sports facilities provide opportunities for residents to come together and celebrate village life. The Burton Memorial Hall serves as a hub for community events and activities, offering a venue for everything from fitness classes to craft fairs. In summary, Burton-in-Kendal is a delightful village that combines historic charm, a strong community spirit, and easy access to some of the UK's most beautiful natural landscapes. Whether you're looking for a peaceful retreat or an active lifestyle surrounded by nature, Burton-in-Kendal offers the best of both worlds.



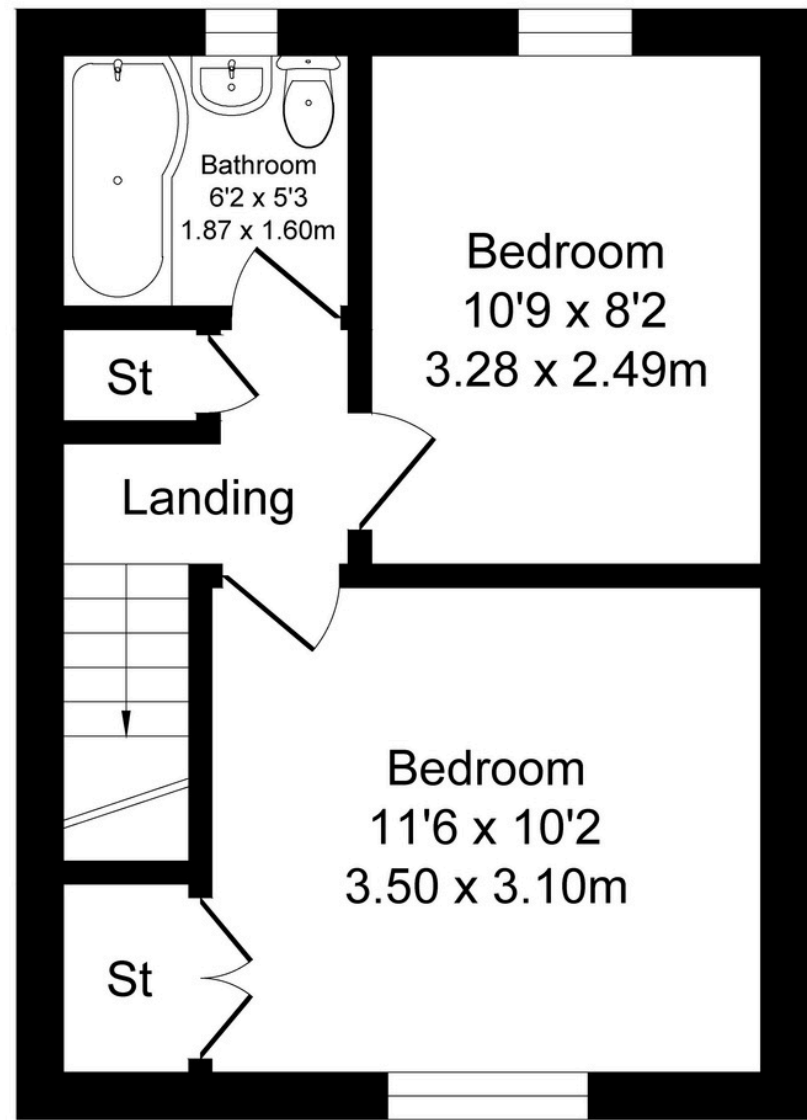
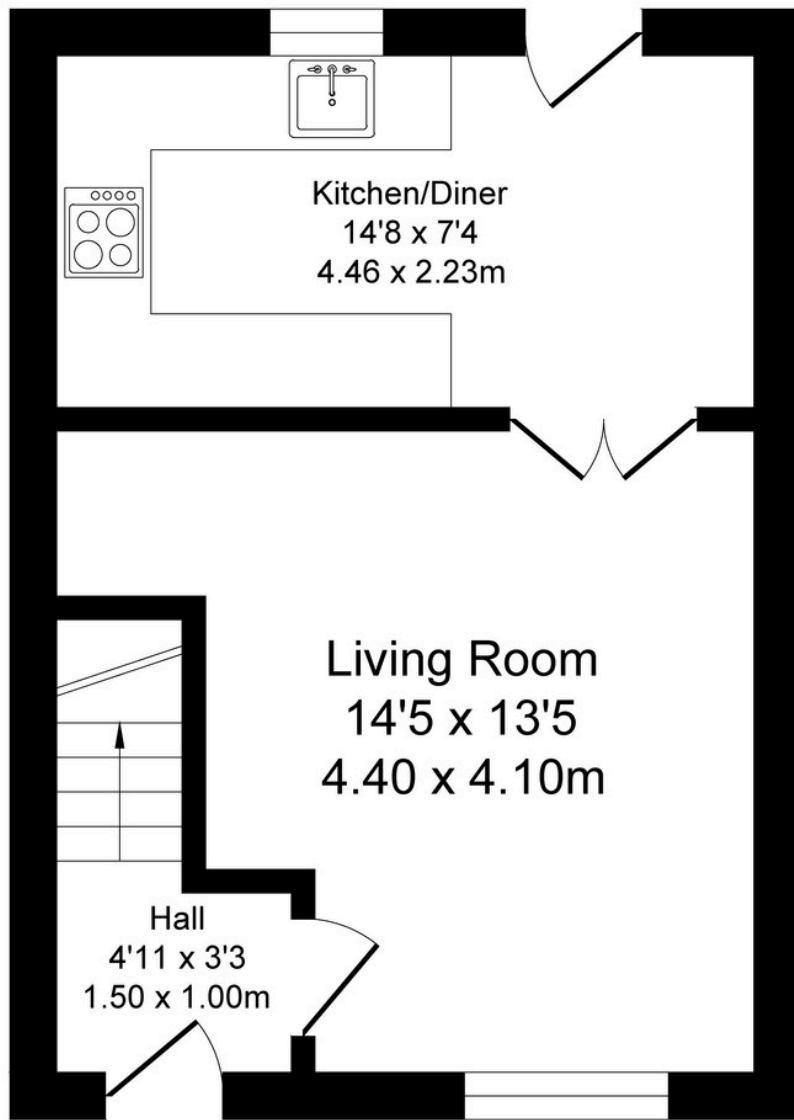
Welcome to this delightful two-bedroom mid-terraced house situated in the peaceful village of Burton-in-Kendal, located on the sought-after Glebe Close. This charming property offers a perfect blend of comfort and convenience, making it an ideal home for first-time buyers, small families, or those looking to downsize. With full double glazing and gas central heating, the property has also been a successful rental investment for many years and has been meticulously cared for throughout.

This home features two spacious and well-lit double bedrooms, offering ample room for furniture and storage, ensuring a comfortable and relaxing retreat. The cozy living room provides a warm and inviting space to unwind and entertain, featuring a large window to the front, that floods the room with natural light. Useful under-stairs area lends itself to hobby or home office space. Double doors lead to the dining kitchen which is designed with functionality in mind, offering plenty of counter space and storage, perfect for both everyday meals and entertaining guests. The property boasts a stylish three-piece bathroom, complete with a bathtub, shower, toilet, and washbasin.

Step outside to a lovely rear garden, an ideal spot for outdoor dining, gardening, or simply enjoying some fresh air in a private setting. Nestled in the heart of Burton-in-Kendal, this property benefits from a tranquil village atmosphere while being convenient for local amenities. The village offers a primary school, post office, and local shop, ensuring all your daily needs are met. For those who enjoy outdoor activities, the surrounding countryside provides numerous walking and cycling routes. With excellent transport links, including easy access to the M6 motorway and nearby train stations in Carnforth and Kendal, commuting to nearby towns and cities is a breeze.



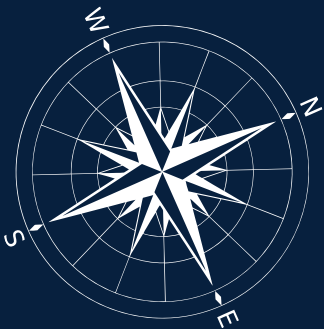




Total Floor Area: 622 sq.ft (57.8 sq.m) approx.

Ground Floor: 311 sq.ft (28.9 sq.m) approx.

First Floor: 311 sq.ft (28.9 sq.m) approx.



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

The Essentials



The Kings Arms
0.3 miles



Village Store and
Post Office
0.3 miles



Carnforth Station
5.75 miles
Bus Stop
100yds



Boots
Pharmacy
4.6 miles



Burton Morewood
Primary
0.2 miles

(Also within Catchment area for
excellent secondary schools)



Hutton Roof
Nature Reserve
1.7 miles

(Canal and Fell walks
from your door)





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9 Glebe Close

BURTON-IN KENDAL

9, Glebe Close, Burton -in-Kendal
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