



WATERHOUSE  
ESTATE AGENTS  
Local, Professional Property Services

## 25 Burton Park – Burton in Kendal







## Features

- 3 / 4 well proportioned bedrooms
- Spacious ground floor living if required
- Driveway and integrated garage
- Offered with no chain delay
- Opportunity to add value
- Located in a sought after residential location
- Private gardens to enjoy

Offered to the market chain-free, this spacious and versatile home presents an excellent opportunity to create a stunning family residence. The ground floor welcomes you with a bright and inviting hallway complete with useful storage. The living room features a charming wood burning stove with a stone-surround fireplace and large windows that flood the space with natural light. The kitchen is airy and practical, offering space for dining and pleasant views over the rear garden. A separate dining room provides an ideal setting for entertaining friends and family, while an additional reception room offers versatility, perfectly suited as a home office, playroom, or potential fourth bedroom. Upstairs, there are three well-proportioned bedrooms, including two generous double rooms and a versatile

single, alongside a bathroom fitted with a walk-in shower, wash basin, and WC. Externally, the property benefits from a driveway providing parking for one vehicle, a front lawn with potential for additional parking, a side rockery that adds interest and seasonal colour, and a private rear garden enclosed by mature planting, creating a tranquil outdoor space. The garage, accessible from both the kitchen and garden, offers excellent potential for use as a utility room, workshop, or even further conversion, with a WC already in place. This property represents a superb opportunity to secure a substantial home in a desirable village setting, offering plenty of potential for modernisation and family living, and perfectly positioned for those seeking both space and convenience. Burton-in-Kendal has recently

welcomed the reopening of its village pub, now serving food and adding to the vibrant local amenities. The village also benefits from a well-stocked shop with a post office, and a well-regarded primary school, rated GOOD by Ofsted. Burton also falls within the catchment area for the highly regarded Queen Elizabeth School in Kirkby Lonsdale, offering excellent secondary education options. Excellent transport links connect Burton to the M6 motorway, Kendal, and Lancaster, while within the village residents enjoy tennis courts, a bowling green, and the Memorial Hall – all fostering a strong sense of community engagement. In addition, a regular hourly bus service runs through the village, linking Lancaster with Keswick.





## GROUND FLOOR

**Entrance porch** - The property benefits from a small entrance porch, ideal for hanging coats and storing footwear.

**Hallway** - A practical hallway of good size, giving access to all ground floor rooms. Includes useful understairs storage and the staircase leading to the first floor.

**Living room** - Positioned at the rear of the property, this bright and well-proportioned room is centred around a wood burning stove with a stone surround. A large window overlooks the garden, bringing in plenty of natural light.

**Kitchen** - This bright and airy kitchen offers an abundance of storage with a range of traditional units complemented by a tiled splashback. A large window above the sink floods the space with natural light and enjoys views of the garden. The room is well-equipped with ample worktop space, integrated cabinetry, and space for appliances, making it practical for everyday living. There is also room for a dining table and chairs, creating a sociable kitchen-diner feel. The layout provides excellent potential for modernisation, allowing buyers to personalise and create a stylish, contemporary heart of the home.





Dining room - Located at the front of the property, this bright and versatile room can comfortably accommodate a large dining table seating 6-8 people, making it ideal for family gatherings or entertaining guests. A front-facing window, along with an additional high-level window, allows for plenty of natural light. The space also offers potential to be opened through to the living room if desired.

Bedroom 4 / study - Currently set up as a study and home office, this room offers flexibility to suit a variety of needs. It could serve well as a fourth bedroom, a dedicated workspace for those working from home, or alternatively as a children's playroom.

#### FIRST FLOOR

Bedroom 1 - A generously sized double bedroom positioned to the front of the property. This room offers generous fitted wardrobes and space for additional furnishings, while also benefiting from useful eaves storage. The boiler is discreetly housed within the storage area, keeping the space practical as well as comfortable.

Bedroom 2 - Another well-proportioned double bedroom, located at the rear of the property. This room enjoys a pleasant outlook and is conveniently positioned next to the bathroom, making it an ideal choice for family living or guests.

Bedroom 3 - A bright and versatile bedroom that would work well as a guest bedroom, home office, or hobby space.

Bathroom - The bathroom is fitted with a practical walk-in electric shower and features half-tiled walls for easy maintenance. A wash basin and WC complete the suite, with a frosted window providing both natural light and privacy.

#### Externally

The front of the property features a driveway with space for one vehicle, leading up to a welcoming front porch. A front lawn, framed by mature shrubs and hedging, adds greenery and also presents the potential for additional parking if ever required. To the rear, the garden is laid to lawn and offers the perfect balance of space and easy upkeep, surrounded by established planting that creates a sense of privacy and seclusion. There is also direct access into the garage from the garden, adding to the home's practicality.

Garage - The garage can be accessed directly from the kitchen and benefits from both an up-and-over door to the front and a separate door leading out to the rear garden. This versatile space offers excellent potential - it could be transformed into a fantastic utility room or adapted for other uses. There is also a WC in place, which could be upgraded to create a practical cloakroom. Equally, the garage works well as a workshop or for general storage, making it a highly flexible addition to the property. The garage space can accommodate one vehicle.



#### Useful Information

House built - 1960s

Tenure - Freehold.

Council tax band - D (Westmorland and Furness Council).

Heating - Gas central heating.

Drainage - Mains.

What3Words location - ///giving.speaks.crunches



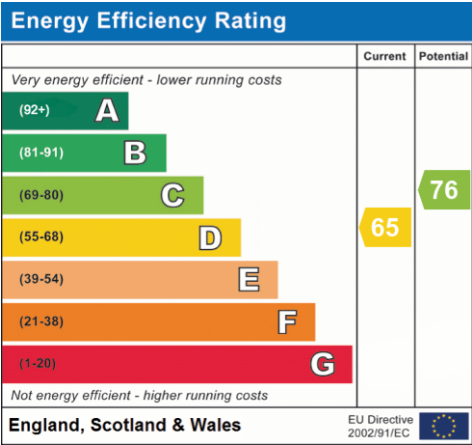
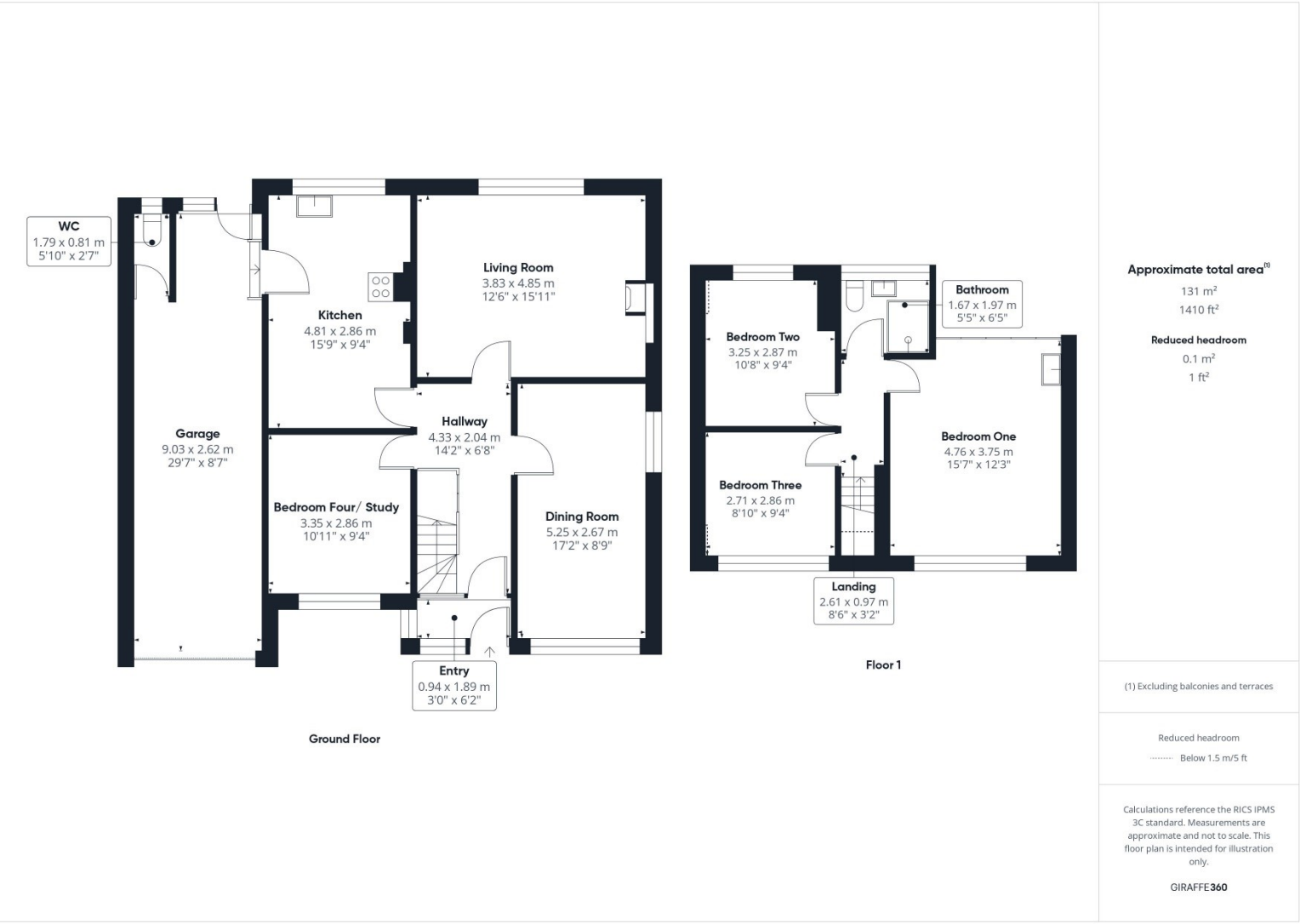
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