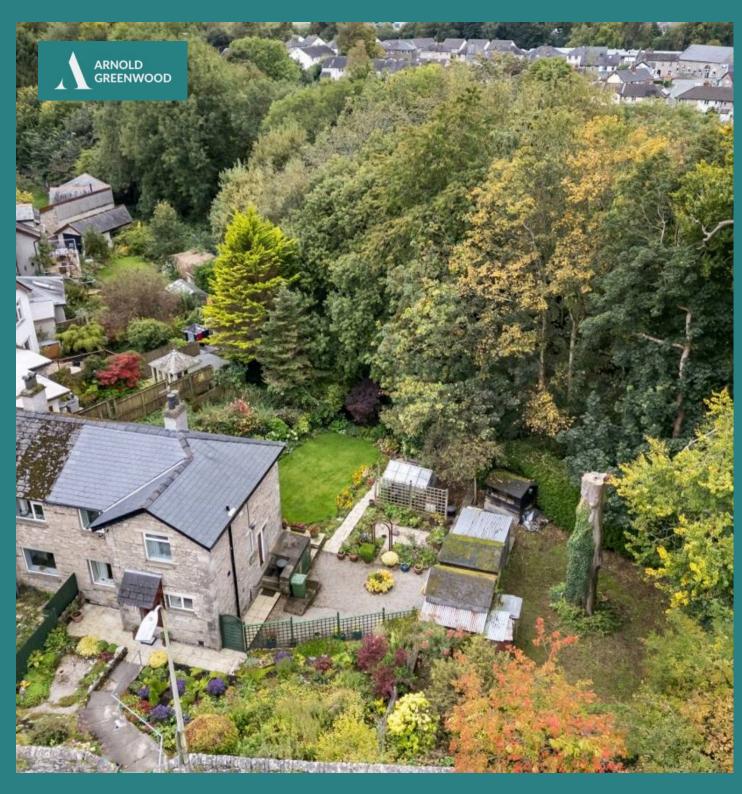


## 43 Burton Road

### Kendal, Cumbria

This delightful two-bedroom, semi detached house offers an exceptional blend of modern living and timeless charm. The property features two spacious reception rooms comprising a dual aspect living room, with dining area, having direct access to a bright conservatory overlooking the garden. The modern bright kitchen, thoughtfully designed by Atlantis Kitchens, has integrated appliances, sleek cabinetry and granite worktops. Two double bedrooms, a generous sized bathroom plus ground floor cloakroom add to the accommodation. Outside, the home is surrounded by extensive landscaped gardens, mature trees, and colourful plantings, creating a serene and private retreat. The charming stone exterior of the property adds to its appeal. The property benefits from a new slate roof. Multiple patio areas and a conservatory ensure seamless indoor-outdoor living, perfect for relaxing or entertaining guests. With natural light throughout, in a well-maintained setting, make this property an ideal choice for those seeking comfort, character and space in a peaceful residential environment. Ideally positioned for nearby amenities. With the relevant permissions this plot would easily accommodate an extension and driveway without compromising the beautiful gardens.

Energy Efficiency Rating: E





















#### GARDEN

Larger than expected plot with well manicured gardens along with additional more natural garden areas

On street Parking



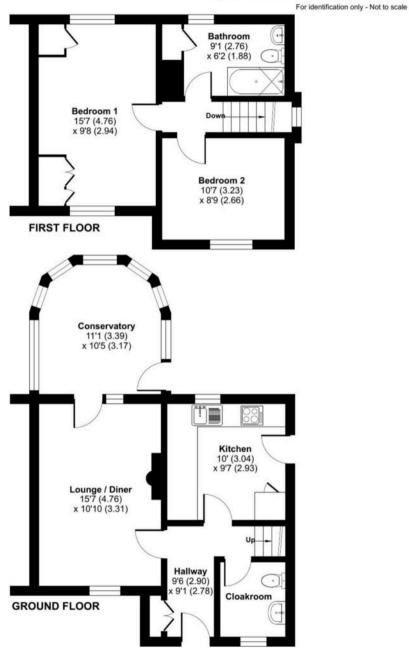




## Burton Road, Kendal, LA9



Approximate Area = 861 sq ft / 79.9 sq m







# **Arnold Greenwood Estate Agents**

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Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase. Money Laundering In the event of prospective purchasers making an offer on a property, in relation to the Money Laundering Regulations photographic ID and Utility bill showing your address will be required. Please contact the office for their information.