



3 Greta Heath, Burton In Lonsdale, LA6 3LH **Offers In The Region Of £324,500**

A charming, spacious 4 bed family home enjoying a riverside setting on the edge of the desirable village of Burton-In-Lonsdale.

The property consists of 2 reception rooms, kitchen, utility room, 4 double bedrooms and house bathroom. Externally benefiting from a front and rear garden, parking, and a garage.

A wonderful opportunity for those seeking an ideal family home in a picturesque village setting.

Property Description

A spacious four-bedroom mid-terrace family home located in the charming village of Burton-In-Lonsdale. Beautifully maintained throughout, this property offers a delightful leafy outlook at the village's edge. Combining stylish design with practical features, 3 Greta Heath makes for a perfect family home.

The front porch leading into the welcoming entrance hall. The sitting room boasts a striking floor-to-ceiling double glazed window, providing lovely views of the front garden and riverside beyond. A stunning exposed stone wall adds character to this inviting space. A vestibule offers access to a home office and a large under-stairs storage cupboard.

The dining room includes a double glazed window with a built-in seat at the rear and another feature wall with exposed stonework. The well-equipped kitchen features modern units with beech-effect countertops, an integrated oven and gas hob with extractor hood, space for a fridge-freezer. Additionally, there is a charming pantry with ample storage space.

The kitchen flows into playroom/or dining area and features wall mounted pine storage cupboards and leads to the utility room, which includes plumbing for a washing machine, dishwasher, tumble dryer, a stainless steel sink, and a Valiant boiler. A downstairs cloakroom is accessible from the utility room.

On the first floor, a spacious landing is illuminated by a remote-controlled Velux window and includes a fitted cupboard and wardrobe. All four bedrooms and the contemporary family bathroom, which features a bath with an overhead shower, are accessed from this landing.

Outside, the front garden is lawned and includes a path leading to the scenic riverside area. A detached garage is located 100 yards away, to the rear of the property is an enclosed yard with sandstone paving and access to the rear.

Burton In Lonsdale Location

Burton In Lonsdale has a popular community run grocery store and Post Office and a number of clubs and societies. There is an excellent recreation ground with outdoor gym, playground, sports pavilion and all weather pitch. The village has its own newsletter, public house and a series of events organised each year.

Nearby Bentham and Kirkby Lonsdale have GP surgeries. The village is in the catchment area for excellent secondary education, with a school bus service to QES, Kirkby Lonsdale and Settle College. Bentham and Leck Primary Schools are both around a 10 minute drive. The market town of Kirkby Lonsdale is close by, providing great places to shop and eat.

Trains on the Lancaster/Leeds line can be caught at Bentham. Skipton and Kendal are accessible via the A65 and Lancaster and the M6 can be reached within 30 minutes. The stunning Yorkshire Dales National Park can be easily accessed, providing great opportunities for hikers, cyclists and cavers. The village enjoys great views of Ingleborough and is also well-located for day trips to Morecambe Bay, the Lake District and Forest of Bowland.

Property Information

Freehold

Council Tax Band D

EPC Rating C

All mains services

Gas Central Heating - Boiler serviced Nov 23

B4RN full fibre internet connection

Divorced Garage

Entrance Porch

Entrance porch with slate roof, double glazed windows, composite door, internal door to entrance hall, tiled floor.

Entrance Hall

Timber and glazed internal door, internal window to office, slate entrance and floor.

Sitting Room 14'11" x 12'1" (4.56m x 3.70m)



Fitted carpet, radiator, exposed stone wall, double glazed window to front.

Office

Fitted carpet, internal window to porch.

Dining Room 18'9" x 7'10" (5.73m x 2.39m)



varnished floorboards, radiator, exposed stone wall, double glazed windows to rear with window seat.

Kitchen 9'4" x 8'3" (2.85m x 2.53m)



Tile effect vinyl flooring, range of modern gloss wall and base units with complementary beech effect worktops, integrated electric oven, gas hob with extractor hood, 1.5 drainer sink.

Utility Room 10'5" x 8'3" (3.18m x 2.53m)

Wood laminate flooring, base units, single drainer sink, cloakroom, upvc door to rear, double glazed window.

Landing



Fitted carpet, loft access, airing cupboard, staircase to ground floor.

Bedroom One 13'6" x 9'10" (4.13m x 3.00m)



Double bedroom with fitted carpet, radiator, double glazed window to rear.

Bedroom Two 7'9" x 9'10" (2.38m x 3.00m)



Double bedroom with fitted carpet, radiator, double glazed window to front.

Bedroom Three 11'0" x 7'3" (3.36m x 2.22m)



Small double with fitted carpet, radiator, double glazed window to front.

Bedroom Four 11'5" x 6'10" (3.50m x 2.09m)

Fitted Carpet, remote controlled velux window and black out blind, storage.

Bathroom 9'10" x 6'8" (3.00m x 2.05m)



Tiled flooring, heated towel rail, bath with shower over, wash basin, toilet, extractor fan, double glazed windows to rear with textured glass.

External - Front

Lawn, patio area, gravelled path, stone wall enclosed.

Rear

The rear garden comprises of a low-maintenance terrace, with steps up to the rear access.

Garage

Concrete floor, up and over door.

Floor Plan



Area Map



Energy Efficiency Graph

