FISHER HOPPER
ESTATE AGENTS

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16 Manor Close, LA6 3NE
Offers In The Region Of £365,000

3 bed detached house in the heart of the picturesque village of Burton In Lonsdale. An ideal family home in a desirable location.

In brief, the property consists of a kitchen, sitting room that opens through to the dining room, a utility and cloakroom, converted downstairs double bedroom with an ensuite shower room, garden room and 2 further double bedrooms upstairs, one with an ensuite bathroom and dressing room.

Externally, the property benefits a single garage / workshop, parking for 3-4 cars, and good sized gardens to both front and rear.

Property Description

16 Manor Close is a good-sized home located in a quiet cul-de-sac in the heart of the busy village of Burton In Lonsdale. The village has a thriving community with a church, community owned and run shop, pub, and children's playground, as well as excellent road and rail links to nearby cities and towns.

On the ground floor, there is a generous lounge that opens through to the dining room, offering space for a large family table. The garage has been thoughtfully converted into a ground floor double bedroom with en-suite shower room, making the home even more versatile. The ground floor also includes a utility and cloakroom, a recently fitted kitchen, and a garden room with views over the garden.

Upstairs, there are two further bedrooms, one of which benefits from an ensuite bathroom and a dressing room.

Externally, the property features a single garage / workshop, a tarmac driveway providing parking for 3-4 cars, and a well-maintained lawned garden with established beds. To the rear, there is a large, gently sloping lawned garden with beautiful views over the hills, established beds with mature plants, bushes and trees.

16 Manor Close is ideal for those seeking a spacious home in a peaceful location with a vibrant village community close by.

Property Information

Freehold
Council Tax Band D
EPC Rating D
Mains services
Gas central heating

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.

Ground Floor

Entrance Hall

Fitted carpet, radiator, double glazed window and door to front.

Sitting Room

Fitted carpet, radiator, electric fire with fire surround, double glazed window to front.

Dining Room

Spacious dining area with fitted carpet, radiator, double glazed window to front, door providing access to bedroom three.

Kitchen

Vinyl flooring, radiator, recently fitted kitchen with range of wall and base units, single drain sink, double oven, gas hob with extractor hood, space for freestanding fridge / freezer, double glazed window to garden room.

Utility Room

Vinyl flooring, radiator, toilet, wash basin, plumbing for washing machine, double glazed window to rear with textured glass.

Garden Room

Radiator, double glazed window to three sides, two doors, doors, solid roof.

Bedroom Three

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

Ensuite Shower Room

Vinyl flooring, wash basin, toilet, shower cubicle, extractor fan.

First Floor

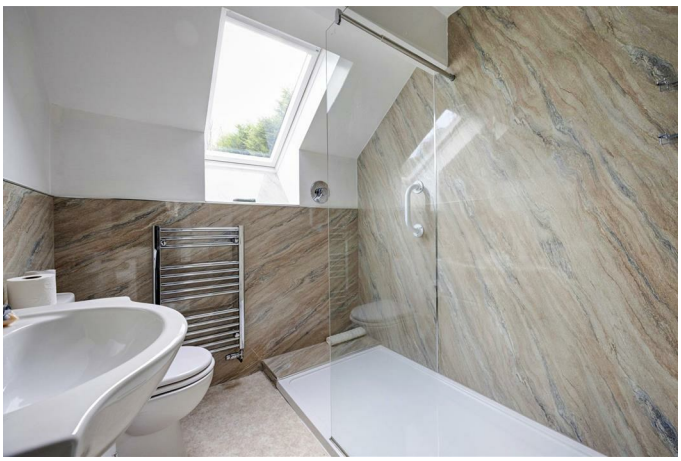
Landing

Fitted carpet, access to loft with fitted carpet and light, recess area, Velux window.

Bedroom One

Double room with fitted carpet, radiator, double glazed dormer window, ensuite shower room and dressing room.

Ensuite Shower Room



Vinyl flooring, heated towel rail, wash basin, toilet, shower cubicle, Velux window.

Walk-In Dressing Room

Fitted carpet, fitted wardrobe and cupboard.

Bedroom Two

Fitted carpet, radiator, Velux window.

External

Front

Drive and large lawned garden.

Rear

Large, gently sloping lawned garden with beautiful views established beds with mature plants, bushes and trees.

Garage / Workshop

Block built, light, power and Wi-Fi, electric roller door, door to rear.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE
Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure.

FINANCIAL ADVICE
Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.
Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS
If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

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FISHER HOPPER
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FLOOR PLANS
Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan

Total area: approx. 113.5 sq. metres (1221.2 sq. feet)

16 Manor Close, Burton in Lonsdale

Area Map

Energy Efficiency Graph