



The Joiners Duke Street, Burton In Lonsdale
£400,000



The Joiners Duke Street

Burton In Lonsdale, Carnforth

Located within the peaceful village of Burton in Lonsdale, this is a beautifully presented home offering stylish accommodation arranged across three floors. Thoughtfully updated, the property provides spacious and versatile living space together with a convenient village location within easy reach of Kirkby Lonsdale, Ingleton and the surrounding countryside.

The ground floor accommodation includes an attractive sitting room featuring a log burner, creating a warm and welcoming environment for everyday living. The kitchen and dining area is fitted with integrated appliances together with ample storage and workspace, providing a practical and sociable setting for both everyday living and entertaining. A useful utility room and ground floor WC add further practicality. The property also benefits from a basement on the ground floor, a great bonus for additional storage.

The upper floors offer three well proportioned bedrooms together with a family bathroom. A particularly appealing feature is the characterful bedroom incorporating a mezzanine level, creating a unique and flexible space. Occupying the second floor, the principal bedroom benefits from en suite facilities and enjoys a degree of separation from the remaining accommodation.

Presented to a high standard throughout, the property is ready to move into and enjoy from day one. Combining stylish accommodation, characterful features and a desirable village location, this is an excellent opportunity to acquire a distinctive home within a popular Lune Valley setting.

- Beautifully presented three storey home within Kirkby Lonsdale
- Stylish accommodation ready to move into and enjoy
- Spacious sitting room featuring a log burner
- Contemporary kitchen and dining area with integrated appliances
- Useful utility room and ground floor WC
- Three bedrooms arranged over the upper floors
- Principal bedroom with en suite shower room
- Family bathroom serving the remaining accommodation
- Characterful bedroom with mezzanine level
- Convenient location within easy reach of the town's amenities

WHTA3WORDS://hawks.argued.goodbye

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





ENTRY

9' 9" x 4' 0" (2.98m x 1.21m)

KITCHEN

14' 2" x 8' 7" (4.32m x 2.62m)

LIVING ROOM

14' 11" x 13' 8" (4.54m x 4.16m)

UTILITY ROOM

6' 3" x 4' 10" (1.91m x 1.47m)

WC

4' 6" x 3' 1" (1.37m x 0.94m)

FIRST FLOOR

BEDROOM

14' 8" x 13' 6" (4.47m x 4.12m)

BEDROOM

14' 3" x 8' 8" (4.35m x 2.64m)

MEZZANINE

8' 8" x 5' 6" (2.64m x 1.68m)

BATHROOM

9' 5" x 8' 8" (2.88m x 2.65m)

SECOND FLOOR

BEDROOM

14' 6" x 14' 1" (4.41m x 4.29m)

EN SUITE

8' 6" x 8' 6" (2.59m x 2.58m)

BASEMENT

15' 0" x 8' 10" (4.57m x 2.68m)

SERVICES

Mains electric, mains gas, mains water, mains drainage

EPC RATING D

COUNCIL TAX BAND currently Band C



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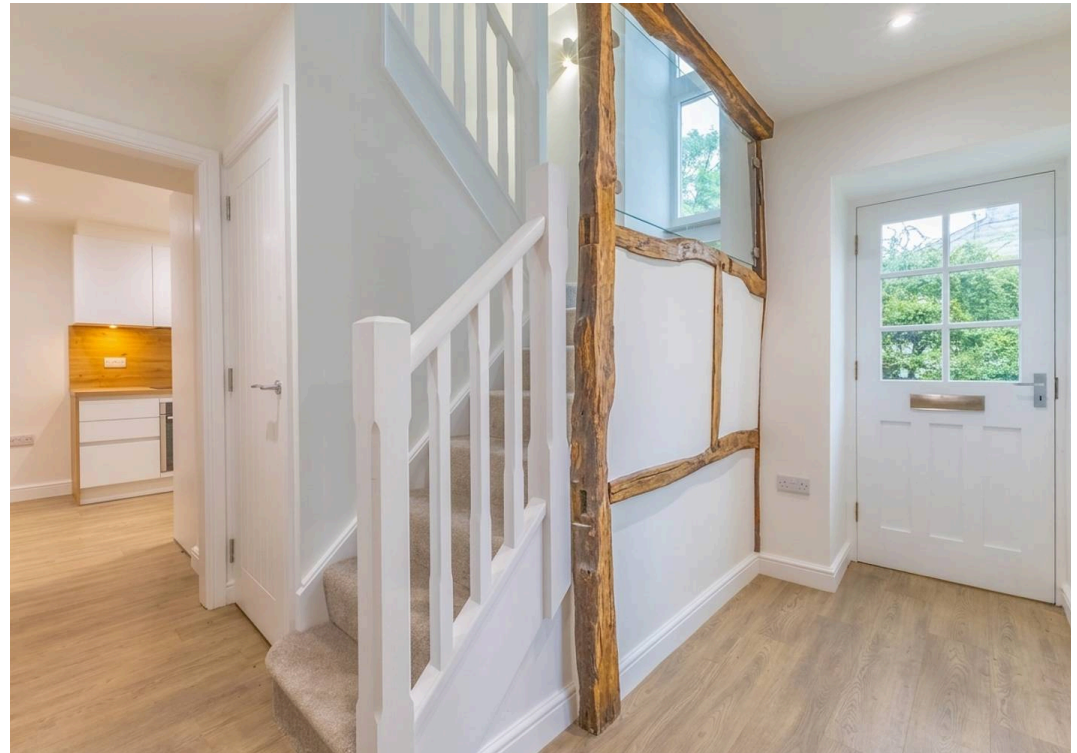
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