



Chez Mon Burton Road, Holme  
£385,000





## Chez Mon Burton Road

### Holme

A detached bungalow located in the village of Holme where the amenities include a well-regarded primary school, local pub, church and bus stop that connects to Keswick, Lancaster and Kendal via the 555 . Holme is within easy reach of the market towns of Kendal and Kirkby Lonsdale as well as Milnthorpe, Carnforth and Junction 35 and 36 of the M6

Nestled in a sought-after location, this 3-bedroom detached family bungalow presents an exceptional opportunity in the property market. Boasting planning permission for conversion into a four-bedroom property, this residence offers ample potential for those seeking a spacious family home. Upon entering, you are greeted by a welcoming sitting room with views out to the front garden, creating a tranquil and inviting atmosphere. The kitchen provides ample storage and functionality, catering to the need of the family. Three generously sized double bedrooms offer comfortable accommodation, while the three-piece suite family bathroom ensures practicality and convenience.

The outside space of this property is a true highlight, with stunning gardens enveloping both the front and back of the residence. Paved patio seating areas provide the perfect setting for al fresco dining, while lush lawns offer ample space for outdoor activities. Beautifully planted beds and well-established hedges add character and charm to the outdoor space, creating a peaceful and picturesque ambience. Residents will find plenty of room for garden furniture on both the patio area and the lawn, ideal for relaxing and entertaining outdoors. A notable feature is the outhouse located to the rear, offering generous storage for gardening tools and equipment, ensuring a well-maintained and organised garden. Driveway parking for four vehicles adds practicality and convenience, catering to the needs of a modern lifestyle. With its spacious interior, stunning gardens, and convenient location, this property provides a rare opportunity to own a family home that perfectly blends comfort, functionality, and outdoor tranquillity.



- Detached family bungalow
- Planning permission for it to be converted into a four bedroom property
- Sitting room with views out to the front garden
- Kitchen with ample storage
- Three double bedrooms
- Three piece suite family bathroom
- Stunning gardens to both the front and rear with an outbuilding to the rear
- Ample driveway parking
- Easy access to the towns amenities
- Road links the M6 Motorway, the Lake District National Park and the Yorkshire Dales

#### **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### **EPC RATING D**

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **COUNCIL TAX:BAND D**

#### **TENURE:FREEHOLD**

#### **DIRECTIONS**

Upon entering Holme village carry on down North road until the T junction and take the left onto Burton Road and Chez Mon can be found on the left.

#### **WHAT3WORDS:///yoga.meanwhile.cliff**







## GROUND FLOOR

### PORCH

4' 11" x 4' 2" (1.51m x 1.26m)

### ENTRANCE HALL

12' 2" x 10' 4" (3.70m x 3.16m)

### SITTING ROOM

17' 9" x 13' 11" (5.41m x 4.25m)

### KITCHEN

15' 6" x 5' 11" (4.73m x 1.81m)

### BEDROOM

11' 11" x 8' 10" (3.63m x 2.69m)

### BEDROOM

11' 11" x 7' 11" (3.64m x 2.42m)

### BEDROOM

9' 11" x 8' 7" (3.02m x 2.61m)

### BATHROOM

8' 3" x 5' 0" (2.52m x 1.53m)

### ATTIC

20' 6" x 9' 6" (6.24m x 2.90m)

### ATTIC

17' 3" x 9' 9" (5.26m x 2.96m)







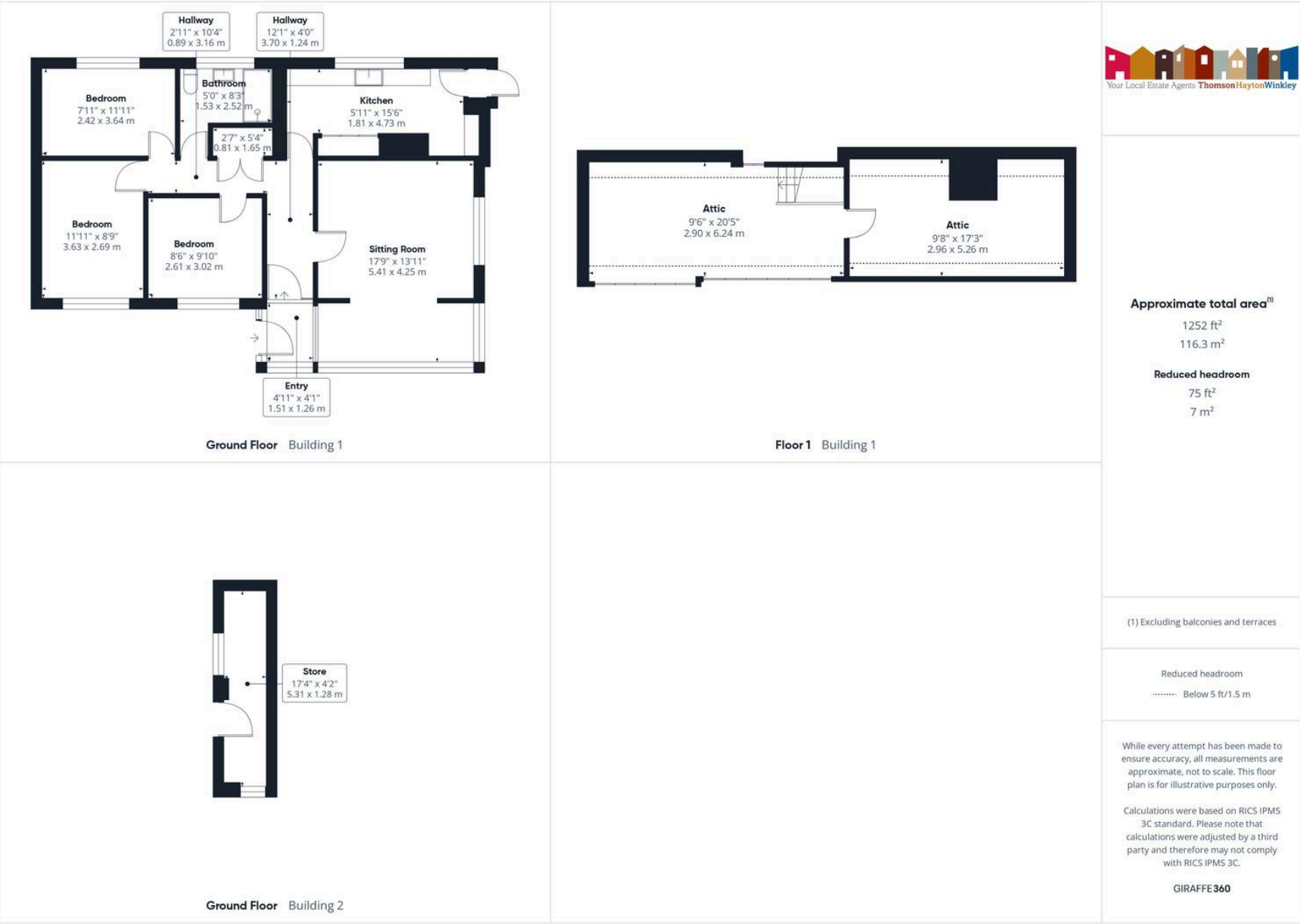












THW Estate Agents

29 Main Street, Kirkby Lonsdale - LA6 2AH

015242 71999 • kirkby@thwestateagents.co.uk • www.thwestateagents.co.uk

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