



Laurel Cottage Main Street, Burton  
£165,000





## Laurel Cottage Main Street

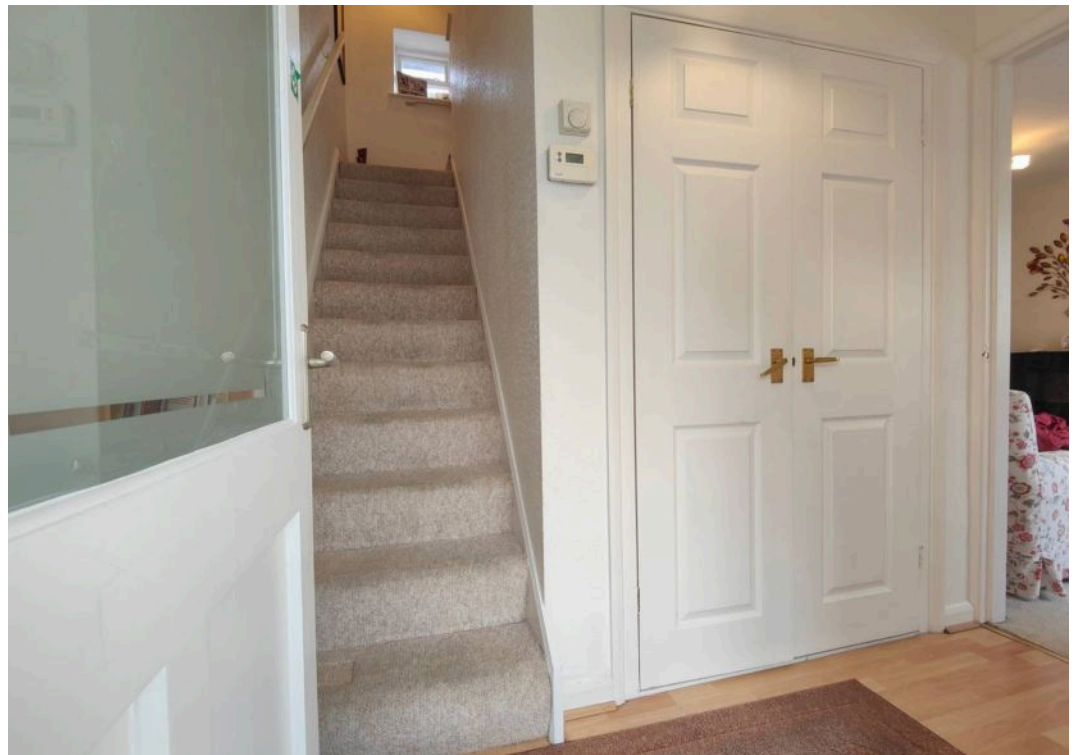
Burton, Carnforth

Charming 1-bed country cottage in village heart offers tranquil retreat, ideal for peaceful living near Lakes & Dales. No onward chain. Close to village amenities.

Council Tax band: B

Tenure: Freehold

- Country Cottage
- No Chain
- Modern Kitchen
- Generous Bedroom
- Modern Shower Room
- Rural Views
- Charming Window Seat
- Courtyard Garden
- Laundry Outhouse
- Great Village Amenities, Transport & Travel Links





### Welcome Home

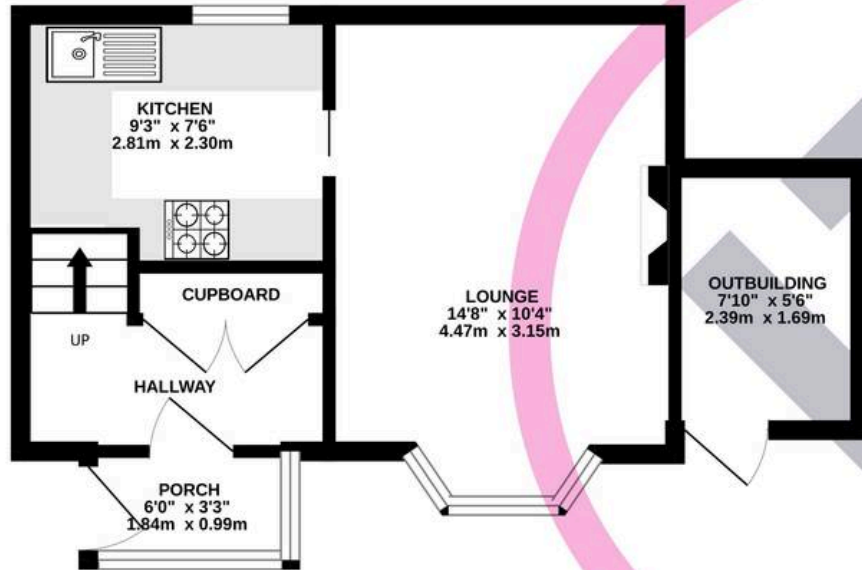
Steps lead up to the front door and porch where you can kick off those walking boots and step through to the hallway. A glazed panel in the hallway door makes the hallway light and bright and a generous cupboard makes keeping those coats, bags and hats close to hand. The lounge is cosy and complete with a characterful window seat and yet offers plenty of space to relax. A sliding door opens to a modern rear kitchen with elevated rural views to the rear. White cabinets make the kitchen light and bright while slate grey work tops blend beautifully with the surroundings. The integrated gas hob has a stainless steel splash back, extractor hood and integrated double oven below. The corner sink gives this ergonomic kitchen a functional feature and the generous pull out larder cupboard keeps all ingredients close to hand. The washing machine is in the side outhouse keeping the living space clear and quiet.

### Upstairs

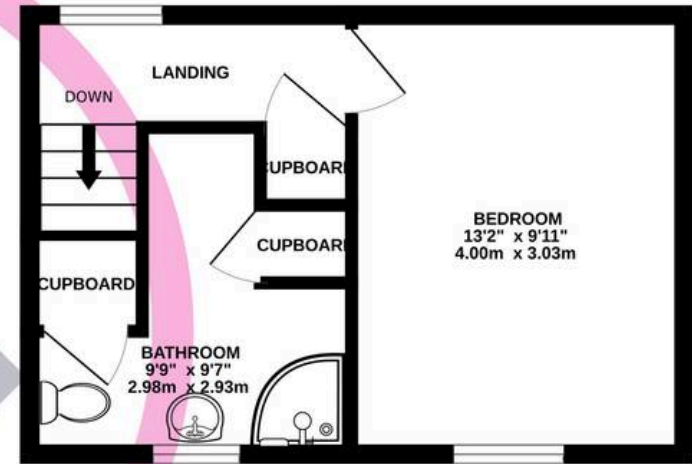
Upstairs you will find more rural views, a modern shower room (which could be converted to a bathroom should you prefer) and a generous bedroom. Built in storage cupboards mean everything can be kept tidily in place.



GROUND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR  
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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