



20 SEDBERGH ROAD, KENDAL, LA9 6AD  
**£365,000**

**MILNE MOSER**  
SALES + LETTINGS

## 20 SEDBERGH ROAD, KENDAL, LA9 6AD



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GARAGE &  
DRIVEWAY

### OVERVIEW

Within walking distance of the town and railway station, 20 Sedbergh Road is an updated, extended and modernised semi-detached bungalow. Perfect for a range of buyers, the versatile layout lends itself to families and those looking to downsize. On the ground floor is a bay windowed lounge, modern kitchen, two bedrooms and a stylish bathroom. At the side is an extension with a family room/playroom and WC. A developed loft on the first floor has lots of built in storage. Off road parking and turning at the front along with a garage/store and rear garden.

Contemporary decor throughout, gas central heating and UPVC double glazing.





#### ACCOMMODATION

From the sloping front driveway, a door with glazed inserts leads into a porch.

#### PORCH

Wall mounted electric heater, a ceiling light and practical laminate flooring. Recessed shelf and connecting UPVC door to the inner hall.

#### INNER HALLWAY

Feature tiled wall, two ceiling lights and a radiator. Semi divided the hallway has stairs to the first floor.

#### LOUNGE

11' 10" x 14' 11" (3.61m x 4.54m) into the bay.

UPVC double glazed bay window to the front aspect. Painted fire surround with tiled and cast inset and living flame gas fire. Recessed shelving, telephone point and a ceiling light. Laminate flooring and a radiator.

#### KITCHEN

9' 4" x 15' 3" (2.84m x 4.66m)

UPVC double glazed windows overlooking the rear garden and side driveway. Fitted with grey gloss base and wall units with wood block effect worktops and tiled splashbacks. Stainless steel sink with drainer, gas hob with canopy over and an electric oven. A breakfast bar, space for a fridge/freezer and plumbing for a dishwasher. Ceiling light.

#### BEDROOM

9' 11" x 11' 10" (3.03m x 3.60m)

Double glazed French doors lead to the rear garden. A well decorated bedroom with a good-sized built-in cupboard, a ceiling light, radiator and laminate flooring.

#### BEDROOM

10' 11" x 8' 7" (3.34m x 2.62m)

UPVC double glazed window to the front aspect. Radiator, ceiling light and laminate flooring. A walk-in cupboard under the stairs provides good storage space.



#### BATHROOM

6' 9" x 7' 10" (2.07m x 2.38m)

Frosted UPVC double glazed window to the rear elevation. Fully boarded including the ceiling in easily maintained aqua panelling. Shower bath with both fixed head and riser spray and glass screen, a vanity wash hand basin and WC. Chrome heated towel rail, a ceiling light, extractor, and recessed shelving.

#### EXTENSION

From the kitchen, a side passage leads into the extension. A modern external door with glazed inserts and a ceiling light.

#### WC

Frosted UPVC double glazed window. Ceiling light and two-in-one space saving WC and integral basin.

#### FAMILY ROOM

8' 10" x 13' 1" (2.70m x 3.99m)

A versatile room requiring cosmetic finishing off. UPVC double glazed window overlooking the rear garden and an external door. Ceiling light. A tiled hearth and back are ready for a wood burner should ingoing buyers wish to install one. Wall shelves.

#### DEVELOPED LOFT

From the hallway, stairs lead to the first floor to a landing area. Good sized double eaves cupboard and a rooflight.

16' 8" x 12' 6" (5.08m x 3.82m) max

The main space has a rooflight, a ceiling light and radiator. Laminated flooring. There are two eaves cupboards and a larger cupboard extending to over 11'

#### EXTERNAL

To the front of the bungalow is a large driveway with parking, turning and access to the garage/store.

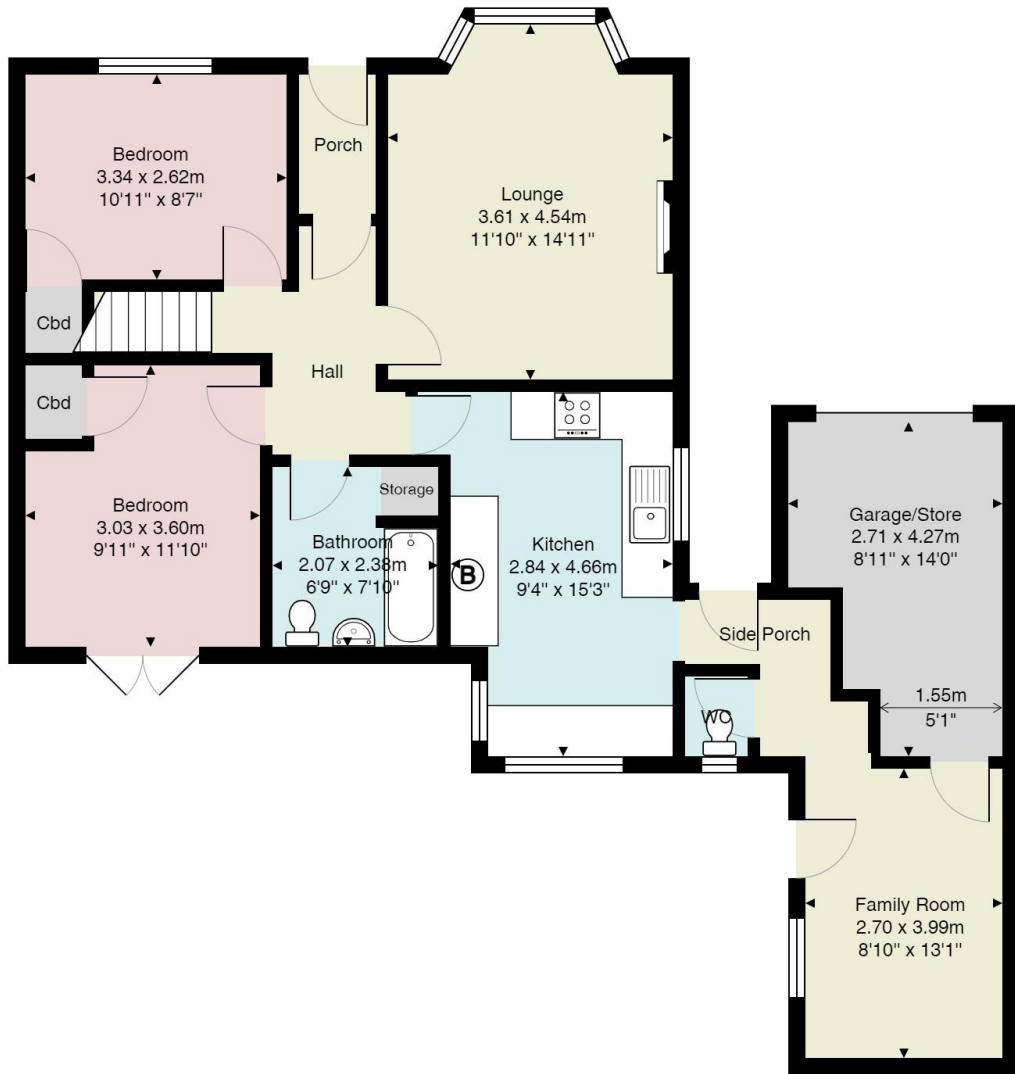
The rear garden is laid mainly to lawn with a patio closer to the property. Enclosed by hedging there is also an external tap.

#### GARAGE/STORE

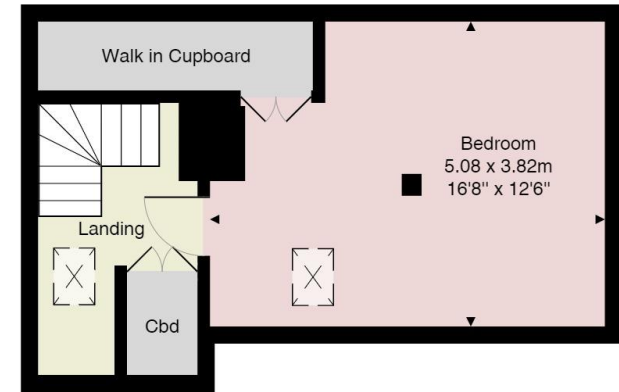
8' 11"/5' 1" x 14' 0" (2.71m/1.55m x 4.27m)

Up and over door, plumbing for a washing machine with worktop over, power and light. Mezzanine storage.





Ground Floor



1st Floor

This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given. Measurements are approximate and for display purposes only.





#### GENERAL INFORMATION

Services: Water, Gas, Electric and Drainage

Tenure: Freehold


Council Tax Band: C

EPC Grading: E

#### DIRECTIONS

Leaving Kendal on Castle Street, proceed under the railway bridge and onto Sedbergh Road. The property is located to the right-hand side just after Sandylands Road.

[what3words//guitar.dash.draw](https://www.what3words.com/guitar.dash.draw)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	<b>83</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	<b>50</b>
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 



#### ARRANGE A VIEWING

To arrange your viewing contact our Kendal Team:

100 Highgate, Kendal, LA9 4HE

**Telephone.** 01539 725582

**Email.** [kendalproperty@milnemoser.co.uk](mailto:kendalproperty@milnemoser.co.uk)

# MILNE MOSER

## SALES + LETTINGS

### KENDAL OFFICE

100 Highgate, Kendal, Cumbria LA9 4HE

Telephone. 01539 725 582

Fax. 01539 723 425

Email. [kendalproperty@milnemoser.co.uk](mailto:kendalproperty@milnemoser.co.uk)

Email. [lettings@milnemoser.co.uk](mailto:lettings@milnemoser.co.uk)

### MILNTHORPE OFFICE

Westmorland House, The Square,

Milnthorpe, Cumbria LA7 7QJ

Telephone. 015395 64600

Fax. 015395 63976

Email. [milnthorpeproperty@milnemoser.co.uk](mailto:milnthorpeproperty@milnemoser.co.uk)



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