



19 HILL CLOSE, SEDGWICK, KENDAL, CUMBRIA, LA8 0JR
£300,000

MILNE MOSER
SALES + LETTINGS

19 HILL CLOSE
SEDGWICK
KENDAL
LA8 0JR



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GARAGE &
PARKING

OVERVIEW

With views across open countryside to the rear and a pleasant green space to the front, this four bedroom link house is ideal for a growing family and available with no onward chain. The accommodation is well proportioned with two reception spaces, a generous master bedroom, four piece bathroom suite and front and rear gardens. The property is in need of some updating however, there is wonderful potential to create a long term home. Forming part of a small development on the fringes of the village, Hill Close is popular with families and buyers looking to downsize. Sedgwick is well positioned for travel via the A590 and A591 and wider M6. Kendal, Milnthorpe and Oxenholme Station are a short drive away and there is good access to the wider Lake District and countryside

ACCOMMODATION

From the front garden and driveway, a path leads to the glazed front door and into the porch.

PORCH

A practical space with glazed doors to the utility room and hallway plus a built in cupboard. Ceiling light.

WC

Fitted with a corner WC, an extractor and ceiling light.





UTILITY ROOM

6' 4" x 9' 5" (1.76m x 1.65m)

A UPVC double glazed external door leads to the rear garden and there is plumbing for a washing machine and a stainless steel sink unit with drainer. Wall cupboard, ceiling light and tap.

HALLWAY

An L shaped hall with a generous under stair cupboard with coat hooks and shelving. Ceiling light.

LOUNGE

16' 1" x 11' 11" (4.91m x 3.63m)

A UPVC double glazed window overlooks the green to the front. Tiled fire surround fitted with a gas fire with brass trim, a ceiling light and storage heater.

INNER HALL

Stairs lead to the first floor and there is a storage heater.

DINING ROOM

9' 2" x 12' 10" (2.79m x 3.90m)

Having open access to the kitchen area, the dining room is light and bright and overlooks open countryside at the rear. There is a storage heater, UPVC double glazed window and a ceiling light.

KITCHEN

6' 4" x 9' 5" (1.93m x 2.86m)

Also having the lovely view across fields, the kitchen is fitted with modern cream shaker style base and wall units with speckled worktops and a stainless steel sink with drainer. Electric hob with hood above, an electric oven with grill and space for a fridge. Ceiling light and a UPVC double glazed window.

LANDING

A frosted UPVC double glazed door leads to a flat roof space above the garage and there maybe potential, subject to planning and surveys, to create to balcony. Ceiling light and a good sized cylinder cupboard.

BEDROOM

14' 10" x 11' 7" (4.51m x 3.53m) max

Dual aspect with views over the green and open countryside, this good sized double bedroom has two built in double wardrobes with a central dressing table with vanity light above and overhead storage. Ceiling light, a storage heater and two UPVC double glazed windows.



BEDROOM

8' 10" x 13' 1" (2.69m x 3.98m)

Having a view over open countryside, there is a UPVC double glazed window, a ceiling light, wall light and built in cupboard over the stairs.

BEDROOM

8' 10" x 13' 7" (2.69m x 4.14m) including wardrobes

Also a double bedroom with two built in wardrobes, a dressing table with vanity light and overhead storage. UPVC double glazed window, a ceiling light, wall light and storage heater.

BEDROOM

6' 11" x 8' 7" (2.12m x 2.62m)

UPVC double glazed window to the front elevation. Ceiling light.

BATHROOM

6' 11" x 7' 1" (2.12m x 2.16m)

Frosted UPVC double glazed window to the rear aspect. Fully tiled, the bathroom is fitted with a bath with Mira shower above, a WC, pedestal wash hand basin and a bidet. Heated towel rail and heat bar, a ceiling light and wall cabinet.

EXTERNAL

To the front of the house is a gravelled garden planted with shrubs plus two driveways for parking. The rear garden is over two levels with a lawn edged with flower borders and a greenhouse to the lower level, the upper level has raised beds, fruit trees and bushes. There are views across the open farmland at the rear and at the side towards distant Lakeland Fells.

GARAGE

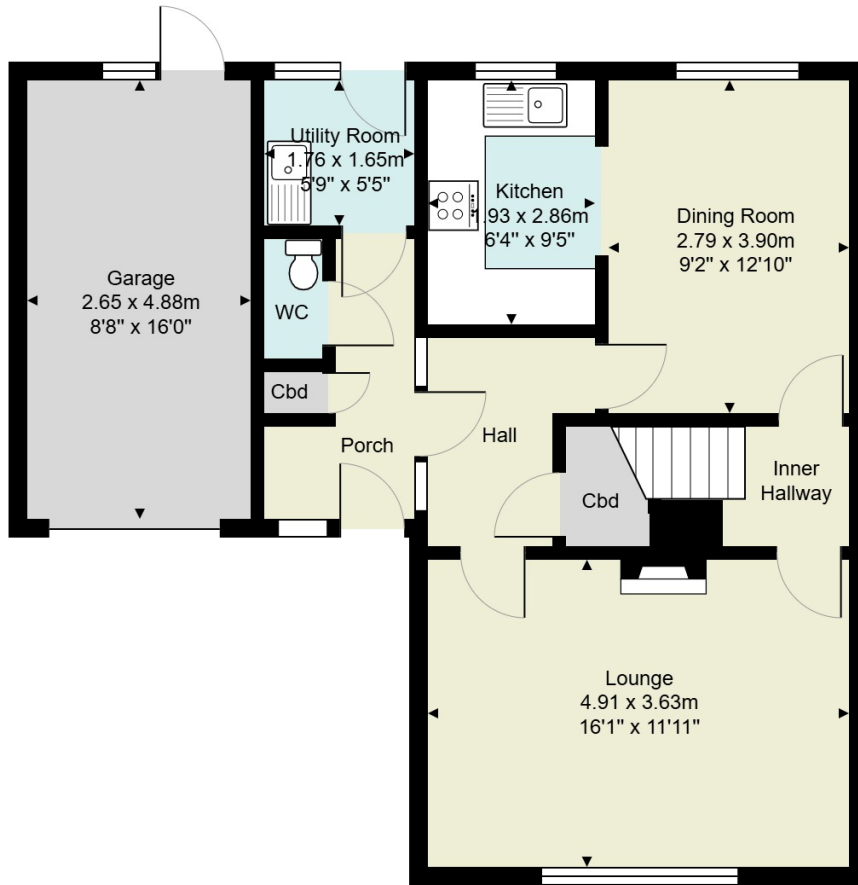
8' 8" x 16' 0" (2.65m x 4.88m)

Up and over door plus a pedestrian door and UPVC double glazed window at the rear. Power.

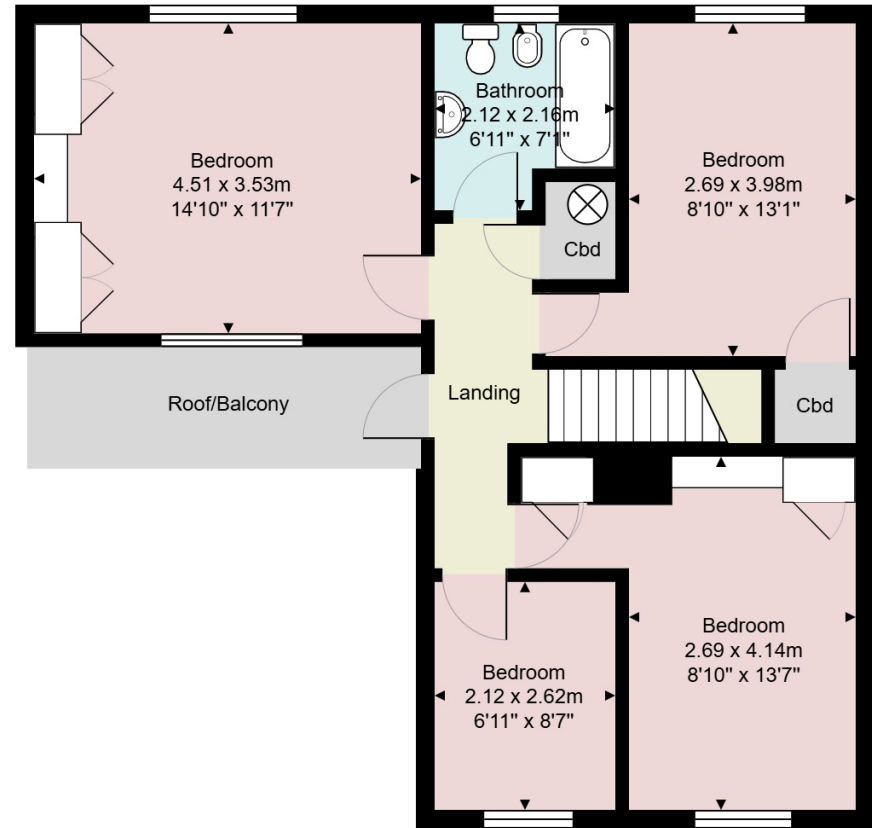
DIRECTIONS

Leaving Kendal on Natland Road, proceed out of town and into Natland village. Follow on the main road through the village passing the Jones Homes' development on the right hand side. Continue out into the countryside and into Sedgwick. Take the second left hand turn, Well Heads Lane, and then left again onto Hill Close. The property is located to the right hand side of the green.
[what3words:///haven.patching.decide](#)





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: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: D

EPC Grading: TBC

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit www.ofcom.org.uk/phones-telecoms-and-internet/coverage

EPC GRAPH TO GO HERE



ARRANGE A VIEWING

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