



5 HILL CLOSE, SEDGWICK, KENDAL, CUMBRIA, LA8 0JR  
**£310,000**

**MILNE MOSER**  
SALES + LETTINGS

5 HILL CLOSE  
SEDGWICK  
KENDAL  
LA8 0JR



4



2



1



GARAGE &  
PARKING

#### OVERVIEW

Well positioned for access to Kendal, Milnthorpe and the wider Lake District, this four bedroom family home is available with no onward chain and perfect for those looking to create a long term purchase. The generous layout is over two floors with a light and bright lounge having views across the central green space and there is a dining room and well fitted kitchen plus a ground floor cloakroom. Three of the four bedrooms are doubles and there are lovely views at the front and side towards countryside and Sizergh Fell. The rear garden is enclosed and there is driveway parking and garage. There is potential to reconfigure the already good sized accommodation and a viewing is encouraged.

#### ACCOMMODATION

From the driveway, a half glazed door leads into a useful porch area.

#### PORCH

Having a practical tiled floor and connecting door to the garden. There are two ceiling lights and a built in cupboard with shelving, plumbing for a washing machine and a tap.

#### WC

Fitted with a WC and corner hand basin. There is a wall cabinet, a ceiling light, tiling and an extractor.

#### HALL

Glazed doors allow natural light into the hallway and there is a good sized under stairs cupboard with shelf and hanging space for coats. Ceiling light and a radiator.





#### LOUNGE

16' 1" x 11' 9" (4.91m x 3.57m)

UPVC double glazed windows face the front aspect, both with pleasant outlook towards greenspace and countryside. A stone and slate fireplace fitted with a living flame gas fire, two wall lights and a radiator.

#### KITCHEN

6' 10" x 9' 5" (2.09m x 2.86m)

Fitted with pale wood effect base and wall units, green shaded worktops, tiled splashbacks and a stainless steel sink with drainer. Integrated fridge, dishwasher and freestanding electric cooker. There is pelmet lighting, under unit lights and a ceiling light. A door connects to the side porch and there is a UPVC double glazed window to the rear elevation.

#### DINING ROOM

8' 9" x 12' 9" (2.66m x 3.87m)

UPVC double glazed window overlooking the rear garden. Radiator and two wall lights.

#### INNER HALLWAY

Stairs lead to the first floor and there is a radiator. There has previously been a connecting door to the lounge which could be reinstated.

#### LANDING

A good sized landing with a built in airing cupboard with shelving and a hot water cylinder. A frosted UPVC double glazed window, a ceiling light and radiator.

#### BEDROOM

15' 0" x 11' 8" (4.57m x 3.56m)

Having dual aspect UPVC double glazed windows, the largest double bedroom is a good size and has lovely views over rooftops towards open fields. There is a ceiling light and a radiator.

#### BEDROOM

8' 9" x 13' 1" (2.66m x 3.98m)

UPVC double glazed window to the rear aspect. Ceiling, a radiator and a built in cupboard over the stairs with access to the loft which may provide useful storage space.



#### BEDROOM

8' 11" x 13' 8" (2.71m x 4.17m)

Another good sized double with a generous built in cupboard with hanging space and shelving. The UPVC double glazed window at the front looks over the green to fields and Sizergh Fell at the side. Radiator and a ceiling light.

#### BEDROOM

6' 10" x 8' 7" (2.09m x 2.62m)

Also facing the front and having the lovely views, the fourth bedroom has a ceiling light, radiator and UPVC double glazed windows.

#### BATHROOM

7' 2" x 7' 1" (2.17m x 2.16m)

A frosted UPVC double glazed window to the rear aspect. Fitted with a concealed cistern WC, vanity wash basin and a bath with mixer shower attachment above. There is lots of built in storage, pelmet lighting above the mirror plus a shaver point, downlights and a radiator. Part tiled walls.

#### EXTERNAL

To the front of the house is a lawned garden space edged with shrub and flower borders and there is space for pots approaching the front door. The driveway has space for two cars. The rear garden is gravelled for ease, interplanted with roses bushes and there is a flower bed to one side and a garden shed.

#### GARAGE

8' 9" x 15' 5" (2.67m x 4.70m) approximate

Up and over door and a window at the rear. Wall mounted boiler, power and light.

#### DIRECTIONS

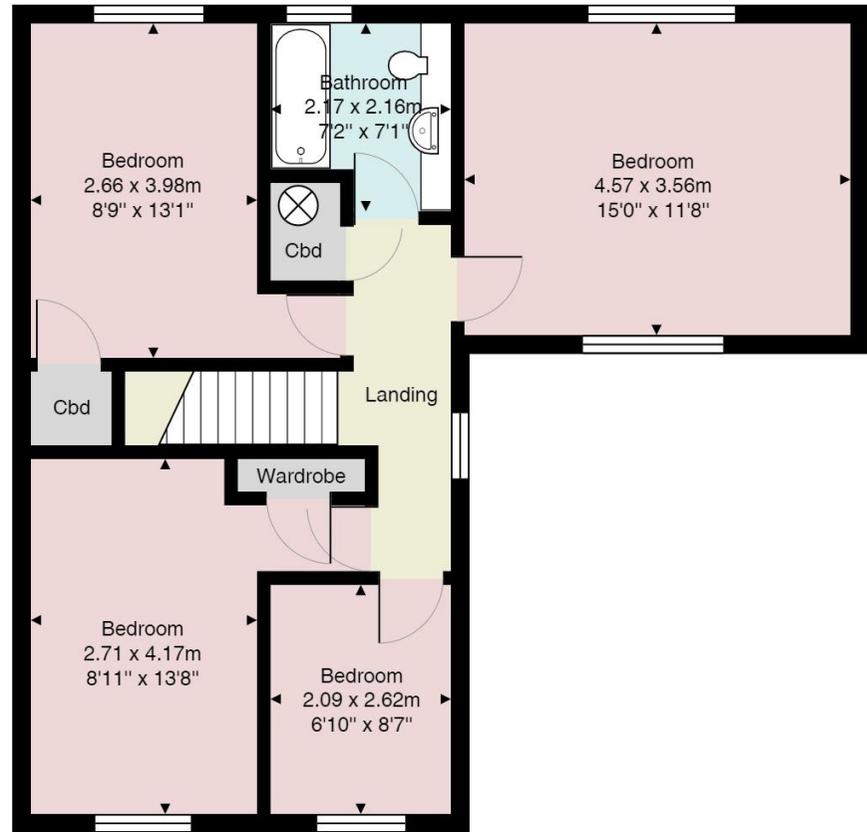
Leaving Kendal on Natland Road, continue through Natland, staying on the main road, and out in the countryside. Continue into Sedgwick, passing the first turning towards Crosscrake and The Maize maze. Take the next turning to the left on Wellheads Lane and then immediately left again onto Hill Close. The property is to the left hand side.

what3words:///bandstand.toads.stage





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





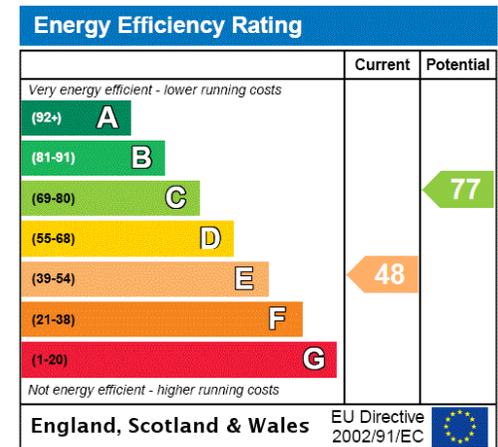
**GENERAL INFORMATION**

Services: Mains Water, Gas, Electric and Drainage

Tenure: Freehold

Council Tax Band: D

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](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)



**ARRANGE A VIEWING**

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