



Kendal

£235,000

Spinney Cottage
Sedgwick
Kendal
Cumbria
LA8 0JU

A picturesque two bedroom Lakeland cottage full of charm and character in the village of Sedgwick which offers easy access to the delights of the lower Kent Valley and especially good regional communications for the motorway system and the Lake District National Park.

A really easy to own stone and slate village property that is also ideal for holiday use or as a base from which to explore South Cumbria. Vacant possession is available and this attractive compact home recently decorated and with new carpets laid is simply ready to move into.

Property Ref: K6348





Living Room



Living Room



Kitchen

Description A delightful stone and slate terraced cottage offering easy to manage living space with two bedrooms on the first floor, bathroom, kitchen and living room on the ground floor. Well presented and benefiting from gas central heating and double glazing the cottage is offered for sale with no upward chain and early possession available. Outside is a small cottage garden to the front and an enclosed walled flagged patio to the rear.

Location Spinney Cottage is situated in the popular Village of Sedgwick to the South of the Market Town of Kendal offering good local and National Communications. To reach the property leave the M6 at Junction 36 and take the A591 marked South Lakes. Continue for approximately 3 miles and take the slip road marked Barrow, Milnthorpe, Levens and Sedgwick. Sedgwick Village is the third exit off the roundabout. Continue into the village and Spinney Cottage is on your left just after Sedgwick House.

Accommodation (with approx. dimensions)

Ground Floor Living Room (17'3" x 14'5"max) (5.25m x 4.39m) a welcoming room with part glazed door with leaded lights and double glazed window with leaded lights overlooking the front garden. Exposed beams, two radiators and t.v. aerial point. Flagged hearth with electric stove. Three wall light points and staircase to first floor. Under stairs airing cupboard with hot water cylinder and shelving for linen.

Inner Hall with telephone point and glazed panelled door to

Kitchen (10'4" x 8'4") (3.15m x 2.54m) with tiled floor, double glazed window and glazed door to yard. Fitted with a range of wall and base units with complementary working surfaces and part tiled walls. Inset single drainer stainless steel sink, plumbing for a washing machine and wall mounted gas boiler. Electric cooker and fridge freezer. Exposed beams.



Bedroom One

Bathroom tiled floor and walls. A three piece suite comprises, panel bath with Mira shower over, pedestal wash hand basin and low level w.c. Wall mirror, shaver point, radiator and roof light. Extractor fan.

First Floor Landing with loft access with light and partially boarded.

Bedroom 1 (10'11" x 8'1") (3.32m x 2.46m) double glazed window with leaded lights, exposed beams, radiator. Telephone and TV aerial point and wall light.

Bedroom 2 (8'1" x 7'11") (2.46m x 2.41m) double glazed window with leaded light, exposed beams, radiator and T.V aerial point. Over stairs cupboard.

Outside To the front is a small walled cottage garden paved and planted. To the rear is a private enclosed paved yard.

Note The sitting room of the adjoining property extends over the entrance of the cottage and there are protected covenants in place so far as this area is concerned.

Services Mains electricity, mains gas, mains water and mains drainage.

Council Tax: South Lakeland District Council - Band B

Tenure Freehold

Viewings: Strictly by appointment with Hackney & Leigh - Kendal Office

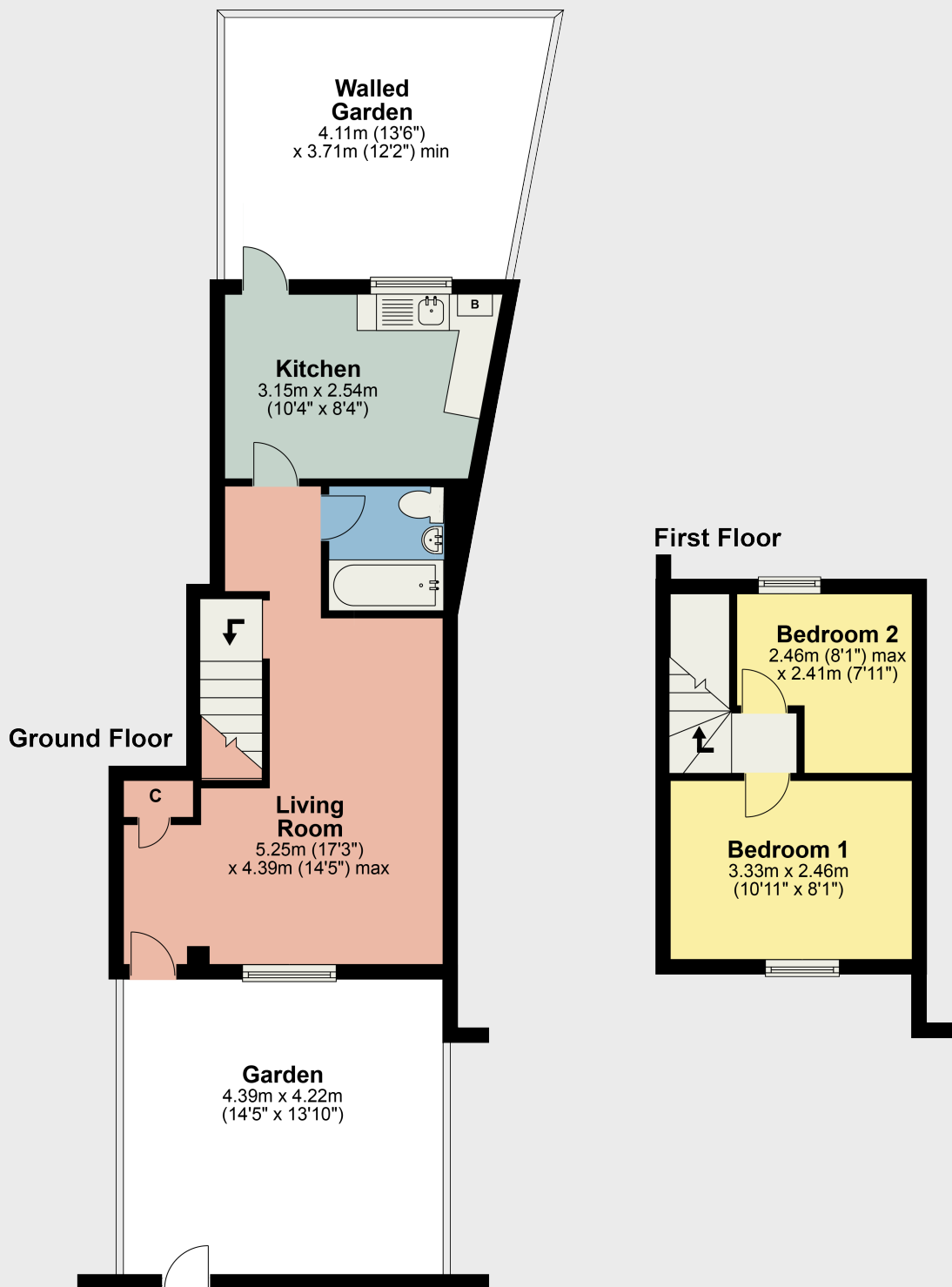
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom Two



Rear Patio Area



Total area: approx. 49.7 sq. metres (534.5 sq. feet)

For illustrative purposes only. Not to scale. REF: K6348

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