



Sedgwick

£435,000

2 Lillesden
Sedgwick
Kendal
LA8 0LN

An interesting and spacious four bedroom detached home situated within the popular village of Sedgwick with attractive gardens, garage and parking. This warm and friendly 1930's Villa has evolved over the years into a comfortable family home that those who view will appreciate.

The location offers the dual benefits of easy communications both regional and nationally and the proximity of the Lake District National park and the bustling market town of Kendal. The layout offers flexibility for family enjoyment and equally for retirement use with space for friends and family.

Property Ref: K6350

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Living Room



Front Aspect



Living Room

Description: 2 Lillesden offers the new owners a unique home that boasts charm and character with generous and spacious living space. The present owners have created a most inviting home with tasteful decoration and on entering the hall a warm welcome awaits those who view, and it just gets better. The layout is well balanced with the living room and breakfast room opening to the garden, a fitted kitchen, separate dining room and a double bedroom and bathroom on the ground floor. To the first floor is a landing with Velux roof light and excellent fitted cupboards, a modern shower room and two further double bedrooms that enjoy distant views, and a most useful study/bedroom 4. Outside there are well tended gardens that wrap around the property, and a large garage with adjoining store and laundry room

Location: Sedgwick Village is conveniently located for short or long distance commuting, working at home, leisure activities or holidays, retirement and so forth. The popular Village is situated to the south of the Market Town of Kendal offering good communications for visiting the Lake District National Park and the Yorkshire Dales National Parks and being approximately 5 miles from the M6 (Junction 36) and also within easy access for the Oxenholme Mainline railway station and the amenities of The Kendal Leisure Centre, Westmorland General Hospital, Asda, doctors surgery and both primary and secondary schools.

The centre of the village is a short walk away and includes a village hall and a cricket club that is situated in the grounds of Sedgwick House together. The local farm shop at Sizergh is open seven days a week and popular country pub are within easy walking distance or just a short

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Dining Room

drive away.

Leaving Kendal on the A591 south, take the first exit to the left signposted A590 Barrow and then the first left off the roundabout signposted Sedgwick/Hincaster. Proceed into the Village under the Canal Bridge and then take the second right hand turning signposted Crosscraze (Carex Farm). Take the right turning just before Wakefield Meadows onto a shared private driveway that leads up and round to the property.

Accommodation with approximate dimensions:

Ground Floor

Open Porch

Entrance Hall a welcoming entrance with part glazed door with etched panes and window over. Attractive polished wood flooring that runs throughout the ground floor apartment from the bathroom and kitchen. Open staircase to first floor, picture rail and up light and radiator with cover.

Living Room 13' 1" x 11' 9 plus bay" (3.99m x 3.58m) a pleasant room with bay window enjoying distant views and French doors opening to a paved patio and the side garden. Open fireplace with granite hearth, timber mantle and wood burning stove, radiator. Picture rail and coving to ceiling.

Dining Room 13' x 11' 3 plus bay" (3.96m x 3.43m) a gain with bay window to the front garden and distant views. Picture rail and ceiling rose. Radiator.



Breakfast Room



Laundry Room



Kitchen



Bathroom

Breakfast Room 13' x 11' 9" (3.96m x 3.58m) a warm and inviting room with window to the side and French doors opening to the patio and side garden. Shelved alcove with fitted cupboard, radiator with cover and fitted cupboard housing the gas boiler. Glazed panelled door to:

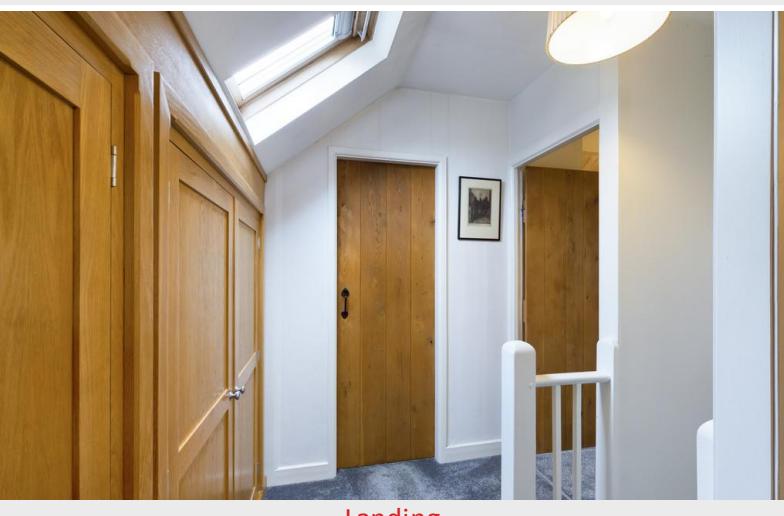
Fitted Kitchen 10' 7" x 10' (3.23m x 3.05m) with attractive flooring, two windows to the front and rear and stable door to outside. Fitted with a range of wall and base units with complementary working surfaces and inset single drainer sink, co-ordinating part tiled walls and concealed down lights. Kitchen appliances include a built in Bosch oven and Neff induction hob with stainless steel and glass cooker hood, integrated dishwasher. Radiator.

Bedroom 1 12' 6" x 10' 8" (3.81m x 3.25m) with aspect to the side. Picture rail and radiator. Useful built in cupboard.

Bathroom attractive tiled floor and complementary part tiled walls, two windows and panelled ceiling with down lights. A three piece suite comprises; free standing slipper bath on ball and claw feet with shower mixer and tap, pedestal wash hand basin and WC. Vertical radiator, shaver and light point.

First Floor

Spacious Landing with two excellent fitted oak double cupboards with hanging rails. Velux rooflight.



Landing

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Bedroom One

Bedroom 2 11' 9" x 11' 6" (3.58m x 3.51m) with limited head room, window with views across open fields and distant fell. Part panelled walls, radiator and up light.

Bedroom 3 13' 5 max" x 12' 5" (4.09m x 3.78m) again with limited head room, window and distant views. Part panelled ceiling with down lights, radiator and useful over stairs cupboard and open shelved storage alcove.

Bedroom 4/Study 7' 7" x 7' 7" (2.31m x 2.31m) currently in use as a study with excellent fitted oak furniture incorporating panelling, desk and book shelving. Excellent under eaves storage cupboard and matching double cupboard with oak doors. Velux roof light and part panelled walls.

Shower Room Velux roof light, attractive tiled floor and complementary tiled walls. A three piece suite comprises; tiled shower cubicle and attractive Travertine vanity wash hand basin with mixer tap, wall hung WC. Heated towel radiator and shaver and light point.

Outside:

Garage 17' 5" x 16' 4" (5.31m x 4.98m) with up and over door, power, light and water. Open to:

Kit Room 8' 3" x 7' 2" (2.51m x 2.18m) with window, light and power. Open to:

Laundry/Utility Room 7' 10" x 7' 1" (2.39m x 2.16m) with door to side and window. Tiled floor, fitted base unit and work surface with inset



Bedroom One



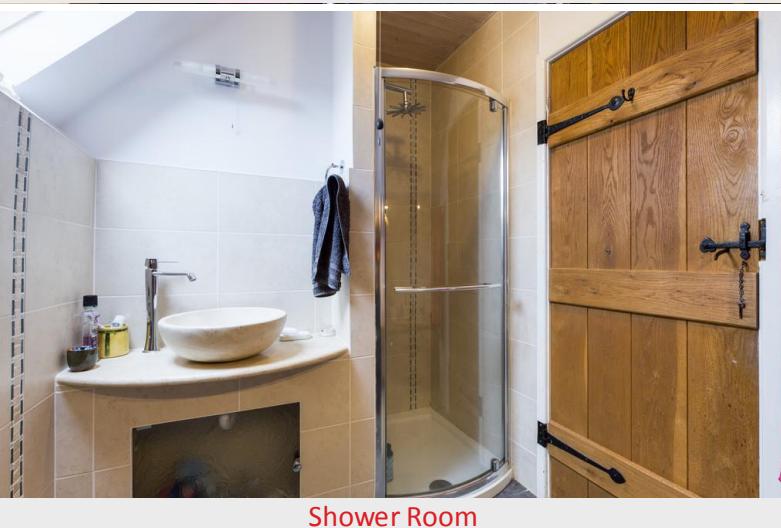
Bedroom Three



Bedroom Two



Study/Bedroom Four



Shower Room

single drainer stainless steel sink. Plumbing for washing machine.

The property has the benefit of a shared driveway with the two neighbouring properties where there is private parking to the front and side of the garage.

The property enjoys particularly private enclosed garden areas to three sides with hedge screens, stone walling and well tended lawns. The mature beds and borders are planted with a variety of shrubs, plants, fruit and specimen trees providing interest and colour for all seasons. The large paved patio is accessed from both the breakfast and living rooms, and a summerhouse offers space for those with hobbies.

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

Tenure: Freehold

Council Tax: South Lakeland District Council – Band E

Viewing: Strictly by appointment with Hackney & Leigh – Kendal Office

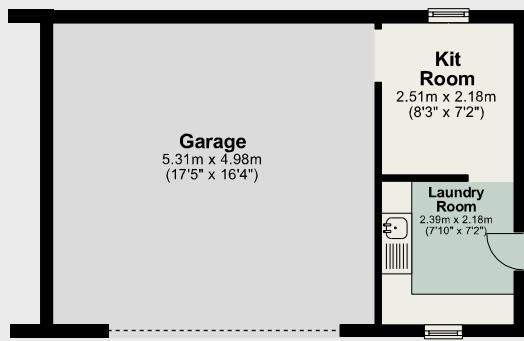
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



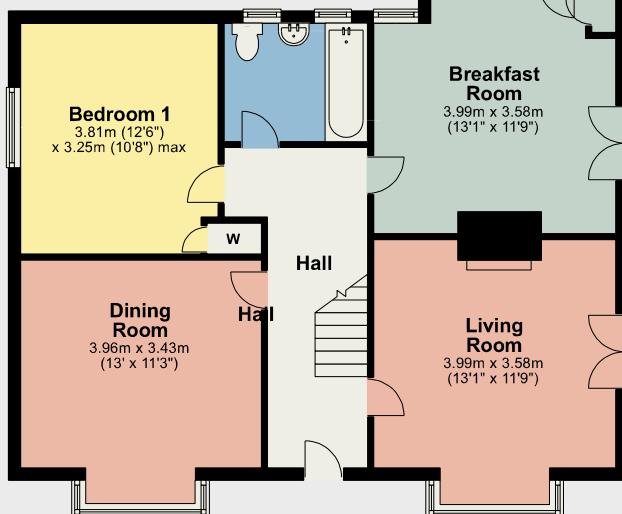
Garden



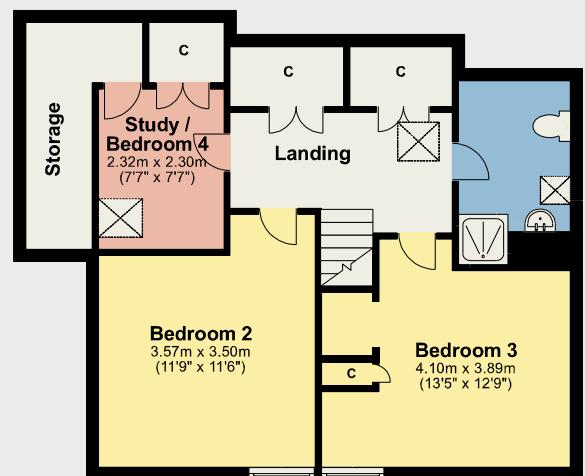
Patio Area



Ground Floor



First Floor



Total area: approx. 181.3 sq. metres (1951.3 sq. feet)

For illustrative purposes only. Not to scale. REF: K6350

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