



Kreedah Joss Lane, Sedbergh  
£480,000



## Kreedah Joss Lane

### Sedbergh

An appealing attached residence which has been modernised is located within the popular market town of Sedbergh, conveniently placed for the many local amenities and offering easy access to the market towns of Kirkby Lonsdale and Kendal, the Yorkshire Dales and Lake District National Parks and Junction 37 of the M6. Built in the 1860s, which used to be the old headmasters house for the school.

The well presented accommodation briefly comprises entrance hall, sitting room, modern kitchen, utility room, sun room and a cloakroom to the ground floor. There are three bedrooms one with an en-suite and a modern bathroom on the first floor access to the attic which has been converted into a room. The property benefits from double glazing and gas central heating.

Outside there is a delightful enclosed rear garden with well a kept lawn, borders, established hedges, shed and a greenhouse. Driveway parking for up to two vehicles.

## GROUND FLOOR

### ENTRANCE HALL

10' 2" x 8' 2" (3.11m x 2.48m)

Both max. Original door, double glazed window, single glazed window, radiator, tiled flooring.

### SITTING ROOM

29' 2" x 13' 5" (8.89m x 4.09m)

Both max. Double glazed door to sun room, two double glazed windows, two radiators, living gas flame fireplace, wood flooring.

### KITCHEN

16' 4" x 8' 2" (4.97m x 2.5m)

Both max. Single glazed door to sun room, double glazed window, good range of base and wall units, sink, integrated oven and microwave, gas hob with extractor/ filter over, integrated appliances including dishwasher and fridge freezer, tiled splashback, tiled flooring.

### SUN ROOM

14' 9" x 8' 5" (4.5m x 2.57m)

Both max. Double glazed door, double glazed windows, two double glazed roof windows, radiator, tiled flooring.

### UTILITY ROOM

8' 7" x 4' 3" (2.62m x 1.3m)

Both max. Double glazed window, double glazed roof window, radiator, plumbing for washer dryer.

### CLOAKROOM

6' 4" x 6' 1" (1.92m x 1.86m)

Both max. Heated towel radiator, W.C. wash hand basin to vanity, built in cupboard housing gas combination boiler, extractor fan, recessed spotlights, tiled flooring.





## FIRST FLOOR

### BEDROOM

14' 12" x 10' 7" (4.57m x 3.23m)

Both max. Double glazed window, radiator, fitted wardrobe.

### BEDROOM

13' 4" x 10' 0" (4.06m x 3.05m)

Both max. Double glazed window, radiator, fitted wardrobe.

### BEDROOM

11' 10" x 9' 10" (3.6m x 2.99m)

Both max. Double glazed window, radiator.

### EN-SUITE

6' 5" x 4' 0" (1.96m x 1.23m)

Both max. Three piece suite comprises W.C. wash hand basin, fully tiled shower cubicle with electric shower, extractor fan, recessed spotlights, fully tiled walls and flooring.

### BATHROOM

10' 0" x 9' 6" (3.05m x 2.9m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully panelled shower cubicle with thermostatic shower fitting, partial tiling to walls, fitted mirror, extractor fan, built in cupboard, wood flooring.

### LANDING

7' 3" x 3' 6" (2.2m x 1.07m)

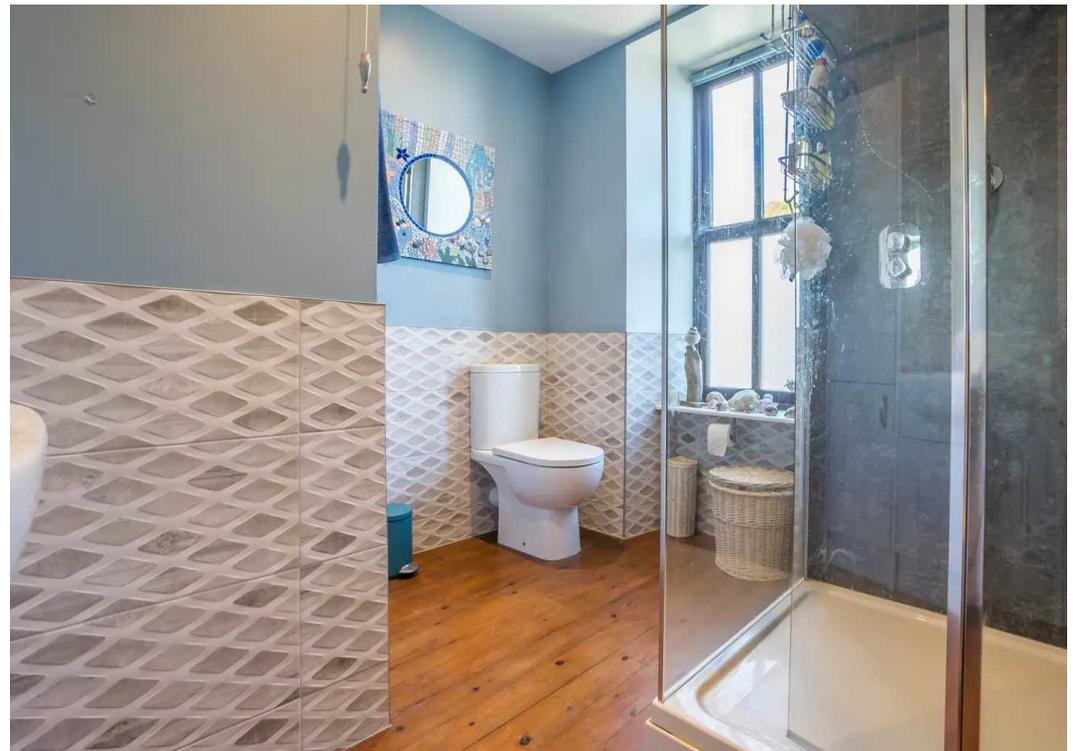
Both max. Radiator, loft access.

### ATTIC

19' 9" x 17' 0" (6.03m x 5.19m)

Both max. Two double glazed roof windows, light and power.





## OUTSIDE

An enclosed private garden with a patio area which leads down to a well kept lawn, hedges and borders. There is also a shed and greenhouse available.

## OFF ROAD

Driveway parking for two vehicles.

## EPC RATING D

## SERVICES

Mains electric, mains gas, mains water, mains drainage.

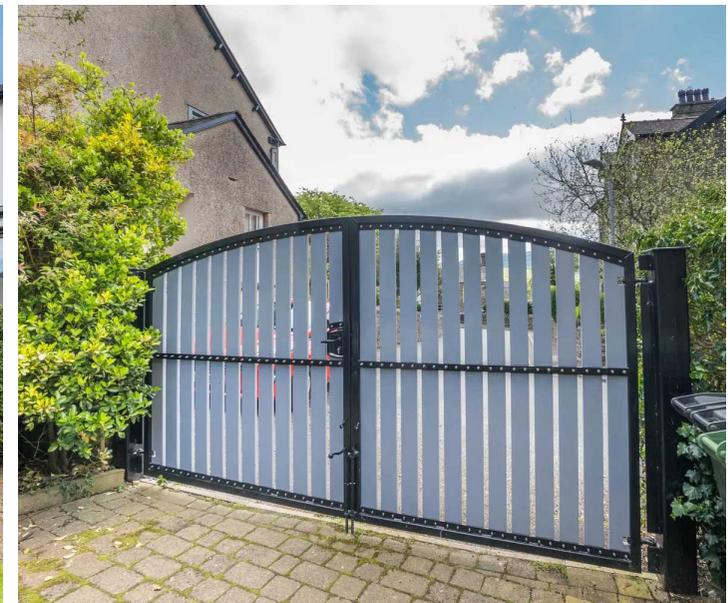
## COUNCIL TAX: BAND C

## TENURE: FREEHOLD

## DIRECTIONS

Enter Sedbergh via the A684 and upon entering the town, continue down the main street and take the left turn onto Joss Lane, go up the hill where Kreedah is located on the left hand side.

**WHAT3WORDS:**reinvest.satellite.avoid.



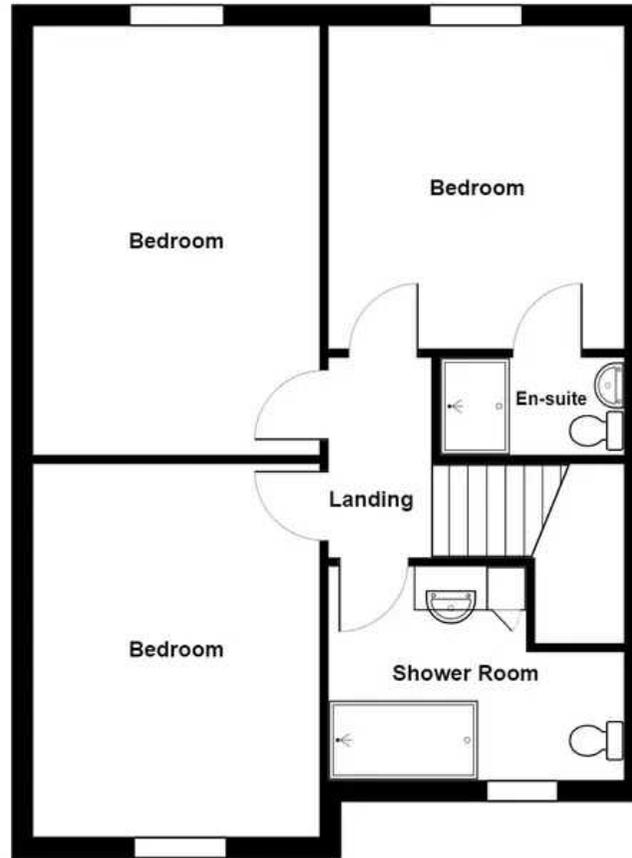
Kreedah, Joss Lane, Sedbergh

Total Area: 180.1 m<sup>2</sup> ... 1939 ft<sup>2</sup>

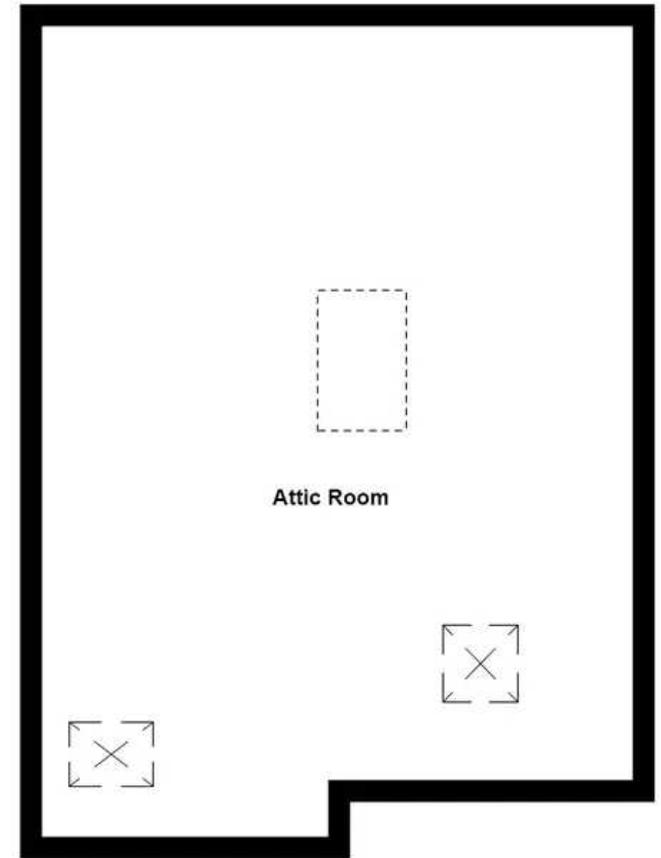
For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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Ground Floor



First Floor



Attic



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