



## Grange-over-Sands

£358,000

2 Sedgwick Court, Cart Lane, Grange-over-Sands, Cumbria,  
LA11 7AB

A very nicely presented, 3 Double Bedroom, Semi-Detached property in a convenient yet quiet residential location with delightful rear Garden and 2 Parking spaces.

Comprising Porch, Hallway, Lounge, spacious Kitchen/Dining Room, Utility Room, Cloakroom, 3 Double Bedrooms (1 En-Suite), Bathroom, Workshop, Garden and Parking. Early viewing is highly recommended.

### Quick Overview

Semi-Detached - 3 Double Bedrooms  
 2 Reception Rooms - 2 Bath/Shower Rooms  
 Edge of town location  
 Attractive Rear Garden  
 2 Parking Spaces  
 Glimpses of Morecambe Bay  
 Level walk into the Town  
 Close to the Promenade and Playing Fields  
 Lovely walks from the doorstep  
 Superfast Broadband speed 77 mbps available\*



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77 Mbps



2 Parking Spaces

Property Reference: G2842



Entrance Hall



Lounge



Dining Area



**Description** 2 Sedgwick Court is a super property, presented to a high standard throughout. During the 5 years the current vendors have owned this property they have made several improvements including the creation of a spacious, open-plan Kitchen and Dining Room, a Utility Room and very useful Ground Floor Cloakroom/WC. This has used part of the Garage space but approx. 1/3 still remains for storage or use as a Workshop. Further storage has been cleverly created with the mezzanine floor level which is over the Utility Room.

The front door opens into the Porch with side window and half glazed door into the Hallway. Stairs lead to the First Floor and a door into the Lounge. The Lounge is well proportioned with front aspect, modern media wall (not included), generous under-stairs cupboard and contemporary, glazed door to the Kitchen/Dining Room.

Formerly 2 rooms now much more attractive as a well proportioned open plan space. There are 2 windows to the rear with pleasing outlook into the Rear Garden, side windows and double, glass doors into the Conservatory. The Kitchen area is furnished with a good range of striking, high gloss, two tone, wall and base cabinets in off-white and blue, black work-surface and soft grey wall tiles. 'NEFF' induction hob and eye level oven, space for slimline dishwasher and fridge freezer. The whole space has wide board, oak effect laminate flooring and recessed ceiling spot lights. The Conservatory is a super addition with wonderful views into the perfectly kept Rear Garden. Access to the Garden and wood effect laminate flooring. Off the Dining Area is the Utility Room with space and plumbing for washing machine and tumble drier. Door to Cloakroom with WC and wash hand basin.

Stairs lead to the First Floor Landing with loft hatch. The Loft is part boarded with light. Bedroom 1 is a good size with front aspect and glimpses towards Morecambe Bay. There are fitted wardrobes with sliding doors and an attractive En-Suite Shower Room with attractive flooring, window and 'Velux'. The Shower Room has a pleasant outlook towards the Playing Fields. White suite with WC, wash hand basin and shower. Large airing cupboard housing the 'Vaillant' central heating boiler and stylish flooring. Bedroom 2 and 3 are both doubles with Bedroom 3 currently used as an Study. This room has a wall of built in wardrobes and enjoys partial views to Morecambe Bay and the fells beyond.

Outside, the former Garage is now reduced in size but has power and light and is ideal for storage or use as a small Workshop. Further storage is provided on the Mezzanine level. Parking for 2 on the private driveway.

The Rear Garden is absolutely wonderful. One of the most immaculately tended gardens ever! Part stone walled with a central area of lawn (so beautifully cared for it almost looks artificial) with deep, well stocked borders creating a delightful array of colour. There is a sunny paved patio, a garden storage shed and further store with work bench.

**Location** Sedgwick Court is a small, little known, quiet, residential cul-de-sac just on the outskirts of Grange over Sands. Tucked away, off Cart Lane, but with excellent, convenient access to the Promenade and Playing Fields. The picturesque, Edwardian, mile long, level Promenade is not only a charming place for a stroll but it also, conveniently, delivers you into town all on the level.



Lounge



Kitchen Area



Utility to Cloakroom



Bedroom 1



Bedroom 2



Bedroom 3

Grange is a small and friendly seaside town well served by amenities such as Railway Station, Primary School, Medical Centre, Library, Post Office, Bakery, Butchers, Café, Shops and Tea Rooms. Just 20 minutes from the M6 Motorway and a similar distance from the base of Lake Windermere, Grange is very well located.

To reach the property proceed through Grange over Sands in the direction of Allithwaite. At the bottom of Risedale Hill, before the large pink nursing home turn left into Cart Lane and drop down the hill. Where the road bears around to the right, go straight ahead and follow the road around to the left into Sedgewick Court. No 2 can be found straight ahead.

Accommodation (with approximate measurements)

Porch

Hall

Lounge 13' 0" max x 13' 4" (3.96m max x 4.06m)

Kitchen/Dining Room 24' 4" x 9' 3" (7.42m x 2.83m)

Utility Room 7' 4" max x 7' 1" (2.25m max x 2.17m)

Cloak Room

Conservatory 10' 8" x 10' 7" (3.25m x 3.23m)

Bedroom 1 13' 1" inc wardrobes x 9' 8" (3.99m inc wardrobes x 2.95m)

En-Suite Shower Room

Bedroom 2 9' 9" x 9' 2" (2.97m x 2.79m)

Bedroom 3 14' 11" inc wardrobes x 7' 5" (4.55m inc wardrobes x 2.26m)

Bathroom

Workshop 8' 0" x 5' 7" (2.44m x 1.7m)

Services Mains electricity, gas, water and drainage. Gas central heating to radiators. Front and rear sensor security lights.

Tenure Freehold. Vacant possession upon completion.

\*Checked on <https://checker.ofcom.org.uk/> 22.9.23

Council Tax Band D. Westmorland and Furness Council

Viewings Strictly by appointment with Hackney & Leigh Grange Office.

What3words <https://what3words.com/crop.cleanser.wedge>

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

Rental Potential If you were to purchase this property for residential lettings we estimate it has the potential to achieve £850 - £875 per calendar month. For further information and our terms and conditions please contact our Grange Office.



Conservatory



Bedroom 1



Garden



Rear Aspect

Request a Viewing Online or Call 015395 32301

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015395 32301** or request online.



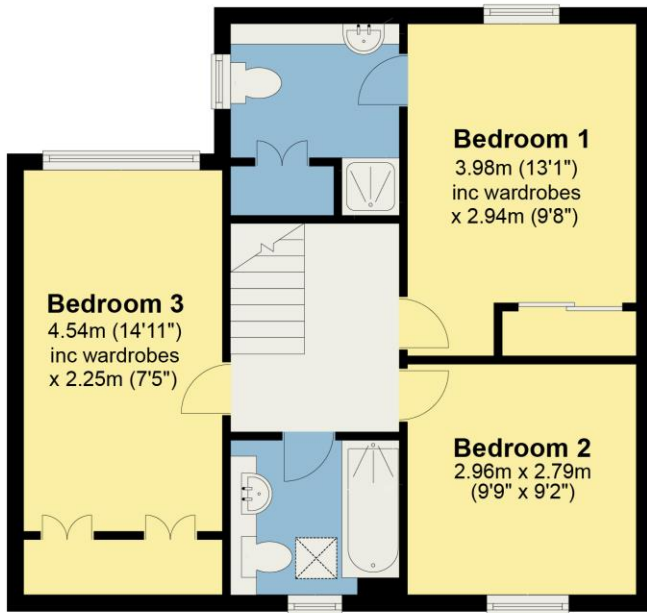
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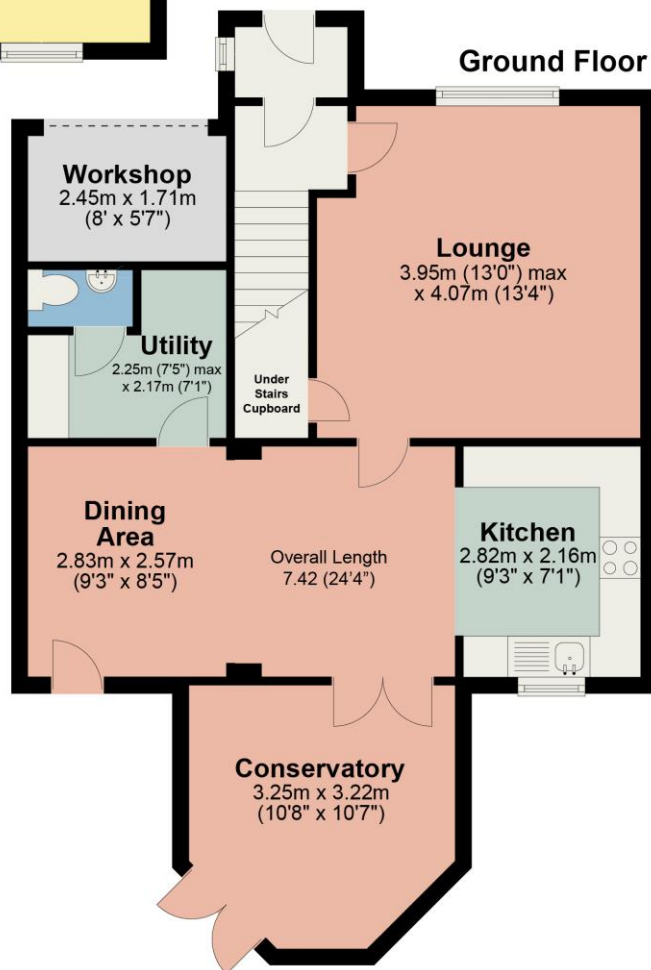
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### First Floor



### Ground Floor



Total area: approx. 113.2 sq. metres (1218.8 sq. feet)

For illustrative purposes only. Not to scale. REF: G2842

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Request a Viewing Online or Call 015395 32301