

14 Rawthey Gardens
Sedbergh, Cumbria LA10 5DZ

Cobble Country
Dales & Lakes

Town & Country Property Agents Est. 1992



14 Rawthey Gardens, Sedbergh, Cumbria LA10 5DZ

14 Rawthey Gardens is situated in a peaceful cul-de-sac to the west of the sought-after market town of Sedbergh. Occupying a corner plot on this popular development, the property benefits from good access to many amenities including a variety of shops, GP surgery, as well as both local primary and secondary schools along with the private Sedbergh School. Situated within the Yorkshire Dales the property also boasts a view of Winder Fell.

Through the front door and the ground floor of the property, off the hall there are two spacious reception rooms, a newly modernised corner kitchen and a wc. To the right is the larger of the two reception rooms, which contains a decorative mantel piece and double sliding doors to the garden. There is a step down into the smaller of the reception rooms, this room has ample space for a dining table and chairs. The kitchen has a unique shape and is well equipped with wall and base units, under counter space for white goods and a stainless-steel sink with drainer.

The first floor offers four good sized bedrooms, a family bathroom and a built-in cupboard with shelving for towels, linen, and toiletries. The master bedroom is a spacious double, it has dual aspect windows enjoying elevated views towards the Howgills and includes an en-suite with a corner shower cubicle, wc, and pedestal hand wash basin. The second bedroom is a generous size double with built-in wardrobe and overhead storage. Bedrooms three and four are both singles, one of which benefits from a built-in wardrobe with overhead storage. The bathroom includes a white three-piece suite with a handheld shower off the taps.

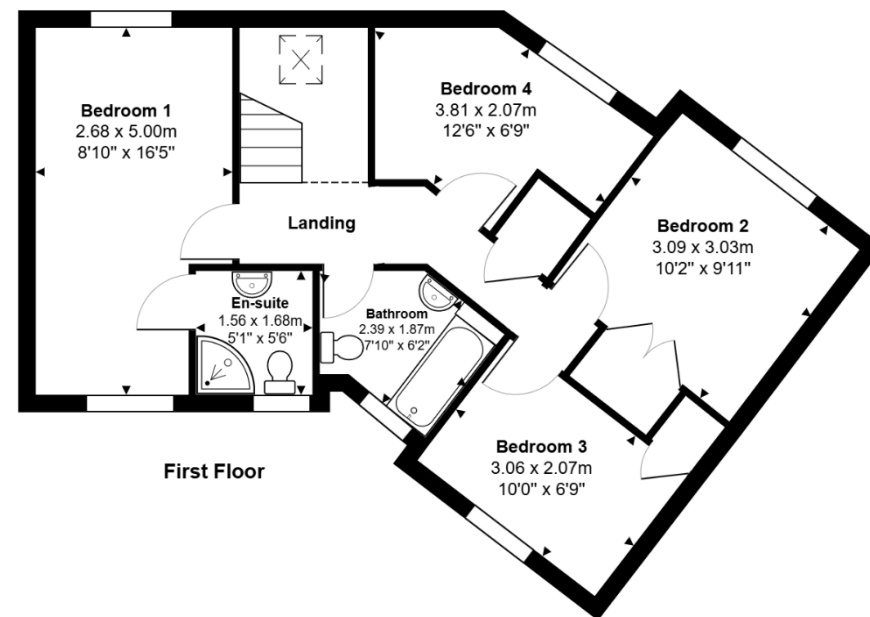
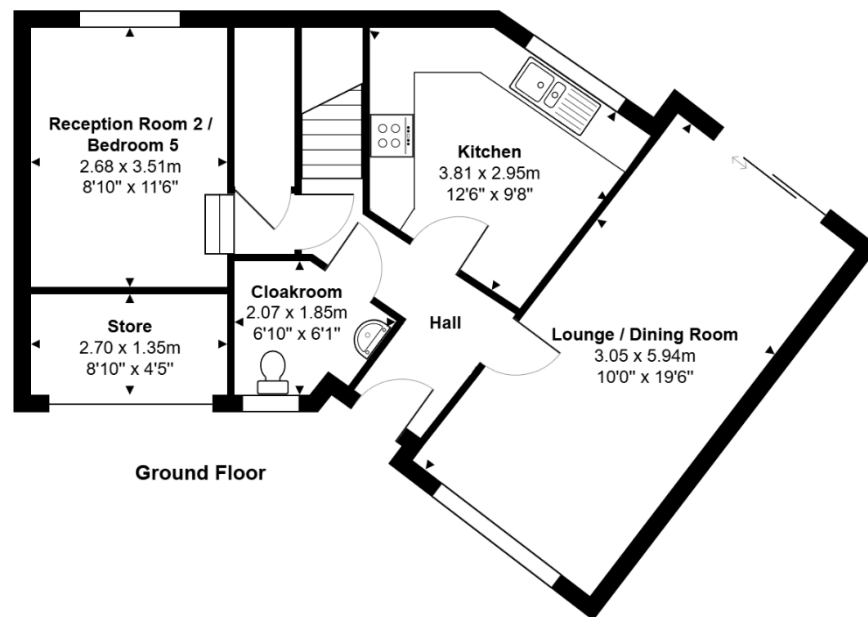
The property benefits from UPVC double glazing throughout and has mains electric, gas, water and drainage.

Externally, there is a driveway with parking for one car and a storage room that was previously the garage. A well-maintained lawn at the front of the property and a patioed garden with flower beds to the rear, providing a variety of outside space.

Viewings highly recommended to appreciate this space.

Offers over £300,000





For illustrative purposes only - not to scale. The position and size of features are approximate only.
© North West Inspector.

SERVICES

Mains water, drainage, electric and gas.

TENURE

We are advised by the vendor that the property is Freehold.

COUNCIL TAX BAND

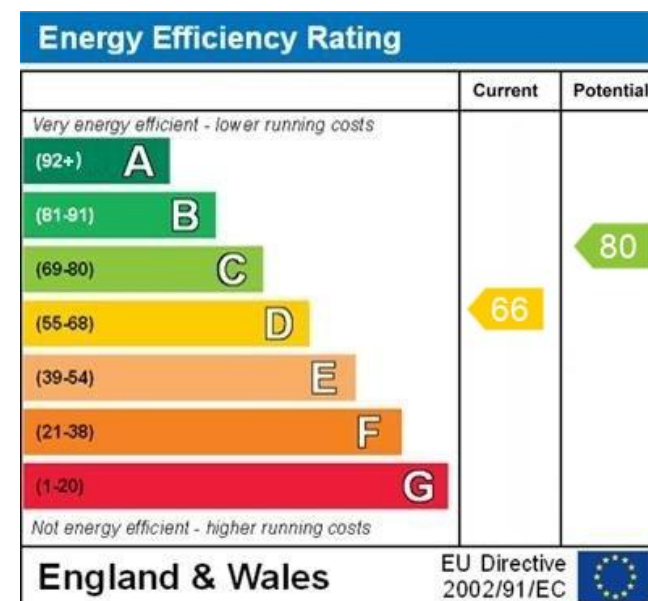
We are advised that the property is currently in band D.

DIRECTIONS

From Sedbergh Town Centre, follow Station Road to the west of the town. Take the first left after Morphets Garage, down Busk Lane. Take the first right on to Rawthey Gardens and No. 14 is to the right of the development.

REFERRALS INFORMATION

We may receive a referral fee from recommended solicitors or mortgage advisors. Full detail are available on request.



WWW.EPC4U.COM

Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.

C1041 Printed by Ravensworth 01670 713330

VIEWINGS: Viewings are strictly by arrangement with the sole agent:

Cobble Country Property, 59 Main Street, Sedbergh, Cumbria. LA10 5AB Tel: 015396 21000 Email: Sedbergh@cobblecountry.co.uk Web: www.cobblecountry.co.uk