



23 Maple Close, Sedbergh, Cumbria

**Cobble Country**

## 23 Maple Close, Sedbergh, Cumbria, LA10 5JE

**A modern detached property located on the peaceful development of Maple Close, within walking distance of the Main Street. This property has many benefits, including private off road parking, a secluded garden and a rear conservatory room.**

**Guide Price £225,000**

Sedbergh is a bustling community with a range of shops to cater for most needs. Facilities include excellent primary and secondary schools, Sedbergh co-educational public school, a health centre, dentist surgery, library, information centre, three banks, gymnasium, post office, churches, pubs and coffee shops. There are a number of professional trades people operating locally providing all plumbing, building, electrical and maintenance services. Regular bus services to Kendal and the main West Coast line station at Oxenholme.

23 Maple Close is a family home with dining kitchen, living room, conservatory, WC, three bedrooms and bathroom on the first floor. The kitchen comprises of a range of wall and base units in white with stainless steel sink and drainer. There is also an integral fridge and freezer, oven with gas hob and plumbing for a washing machine. The living room has a feature stone fireplace and double doors into the rear conservatory with access to the private garden with patio area. To the first floor are the three double bedrooms and the family bathroom, which includes a three-piece suite in white with shower over bath.



**SERVICES**

Mains Electric, Gas, Water and Drainage.

**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 B.

**DIRECTIONS**

Head west from Sedbergh towards Kendal. On leaving the town centre take the third right turn signed: Sycamore Avenue, Woodside Avenue, Maple Close. Follow road round, turning right into Maple Close.

**VIEWINGS**

Viewings are strictly by arrangement with the sole agent.

Cobble Country Property

59 Main Street, Sedbergh, Cumbria. LA10 5AB

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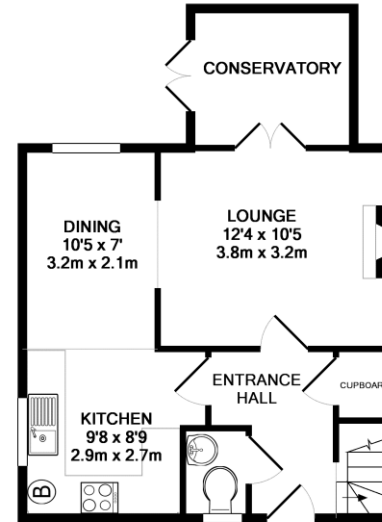
**FREE VALUATION**

In order to assist you in the possible purchase or rental of this property, we can offer, without obligation and free of charge, experienced and professional help on the valuation and / or opportunities for your own home. We can advise you on options that may be suitable for the current market as well as in its present use. As you are aware, your home is at risk if you do not keep up the repayments on a mortgage or any other loan secured on it.

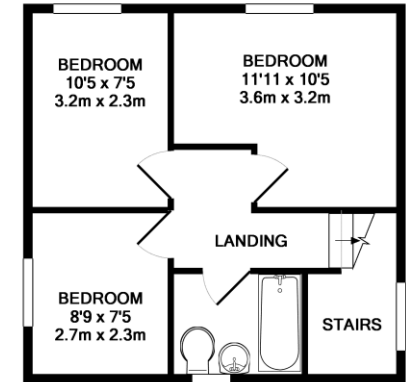
**DISCLAIMER**

**The use of photographs for this publication are for your information only, it should not to be assumed that any fixtures fittings or contents seen within the photographs are included in the sale.**

All information included within the details have been given by the vendor and it is also not to be assumed that there is proof of this information or documents to support it and that enquiries should be independently made. None of the statements or measurements contained in these particulars are to be relied on as statements of or representations of fact. None of the services, appliances or equipment mentioned has been checked by Cobble Country Property to ascertain if they are in working order. Buyers must arrange for their own reports and surveys. Where extensions or alterations have been carried out Buyers must check that Planning Consents and Building Regulations have been obtained and complied with. Properties are offered for sale subject to contract. No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being sold, let or withdrawn. All negotiations must be conducted through the agency of Cobble Country Property.



GROUND FLOOR  
APPROX. FLOOR  
AREA 40.1 SQ.M.  
(432 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 34.5 SQ.M.  
(371 SQ.FT.)

TOTAL APPROX. FLOOR AREA 74.6 SQ.M. (803 SQ.FT.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

