



Heather Lea Cottage, Howgill Lane, Sedbergh

Cobble Country

Heather Lea Cottage, Howgill Lane, Sedbergh, Cumbria, LA10 5DE

**A spacious 3-bedroom family home situated conveniently within the Market Town of Sedbergh. Modern stone built detached property benefiting from gas central heating, double-glazing and in a central yet private location.
Guide Price of £337,000**

The entrance is via a spacious porch leading into the Lounge with feature fireplace housing gas stove and two useful storage areas. The kitchen is roomy with space for a dining area and patio doors to the courtyard. The kitchen leads into a dining room/4th bedroom (former garage) that has ensuite potential.

To the first floor, there are 2 double bedrooms and one single room and also the family bathroom with 3-piece suite and over bath electric shower.

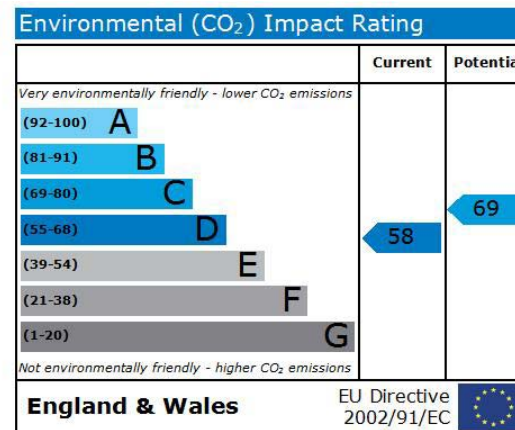
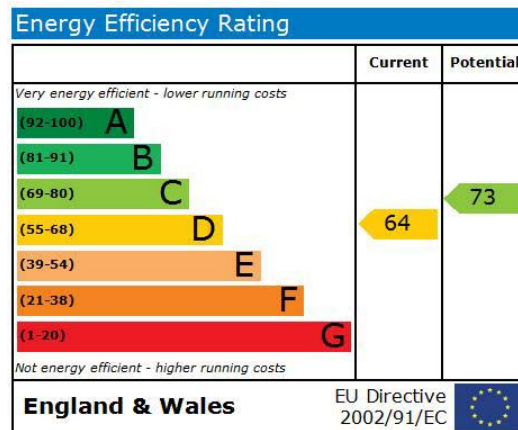
Externally there is parking for two cars and a private rear courtyard with access to an outside W.C/Wet room.

Well presented and neutrally decorated throughout.

The property is accessed from Howgill Lane, just off the Main Street of Sedbergh.

No forward chain.

Sedbergh is a bustling community with a range of shops to cater for most needs. Facilities include excellent primary and secondary schooling, 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 trade 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, also ideally situated 5 miles from Junction 37 of the M6 motorway.



SERVICES

Mains gas, electric 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 E.

DIRECTIONS

On the approach to Sedbergh from Kendal, at 'The Dalesman' public house take a left to Howgill Lane. Take the first right after the 'Dalesmans' parking area- the property is located in front of you.

VIEWINGS

Viewings are strictly by arrangement with the sole agent.

Cobble Country Property

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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

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