



29 Sedbergh Road, Kendal  
£600,000



## 29 Sedbergh Road

Kendal

A fabulous semi detached Edwardian property pleasantly situated on one of the finest terraces in Kendal with fantastic views across the town and being convenient for the amenities on offer, links to the Lake District National Park, local transport services and the M6 motorway.

The accommodation comprises a lounge, sitting room, dining room and a kitchen to the ground floor. The first floor offers three bedrooms, bathroom and a cloakroom with a further three bedrooms on the second floor. The property benefits from gas central heating and two cellars with space for washer dry.

Outside offers an enclosed rear garden with a gravelled path surrounded by trees and hedges with a patio seating area at the very end. To the front is a well kept lawn and hedges.

## GROUND FLOOR

### LOUNGE

17' 11" x 13' 7" (5.46m x 4.14m)

Both max. Double glazed window, radiator, living gas flame fire place, wood flooring.

### DINING ROOM

13' 6" x 7' 8" (4.11m x 2.33m)

Both max. Single glazed window, radiator, cast iron fireplace.

### KITCHEN

10' 10" x 9' 7" (3.30m x 2.92m)

Both max. Single glazed door, double glazed window, good range of base and wall units, sink, integrated double oven, electric hob, extractor/filter over, integrated appliances including a fridge freezer and dishwasher, recessed spotlights.

### SITTING ROOM

21' 6" x 12' 5" (6.56m x 3.79m)

Both max. Double glazed French doors, double glazed windows, radiator, living gas flame fireplace, wood flooring.

### HALLWAY

32' 3" x 4' 1" (9.82m x 1.24m)

Both max. Single glazed door, radiator, wood flooring.

## FIRST FLOOR

### BEDROOM

18' 0" x 17' 5" (5.49m x 5.32m)

Both max. Two double glazed windows, two radiators, cast iron fireplace, wood flooring.

### BEDROOM

15' 11" x 12' 5" (4.85m x 3.79m)

Both max. Double glazed window, radiator, cast iron fireplace, wood flooring.

### BEDROOM

14' 1" x 10' 3" (4.28m x 3.13m)

Both max. Single glazed window, cast iron fireplace, wood flooring.





### BATHROOM

10' 1" x 7' 1" (3.08m x 2.15m)

Both max. Single glazed window, radiator, four piece suite comprises W.C. wash hand basin and bath with mixer shower, fully tiled shower cubicle with thermostatic shower fitment, recessed spotlights, tiled flooring.

### CLOAKROOM

8' 2" x 3' 0" (2.48m x 0.92m)

Both max. Single glazed window, W.C.

### LANDING

24' 10" x 5' 9" (7.57m x 1.74m)

Both max. Radiator, built in cupboard.

### SECOND FLOOR

#### BEDROOM

18' 8" x 12' 10" (5.70m x 3.92m)

Both max. Double glazed window, radiator, cast iron fireplace, wash hand basin to vanity, exposed beams.

#### BEDROOM

13' 10" x 10' 5" (4.22m x 3.17m)

Both max. Single glazed window, radiator, cast iron fireplace, wood flooring.

#### BEDROOM

12' 5" x 10' 11" (3.79m x 3.34m)

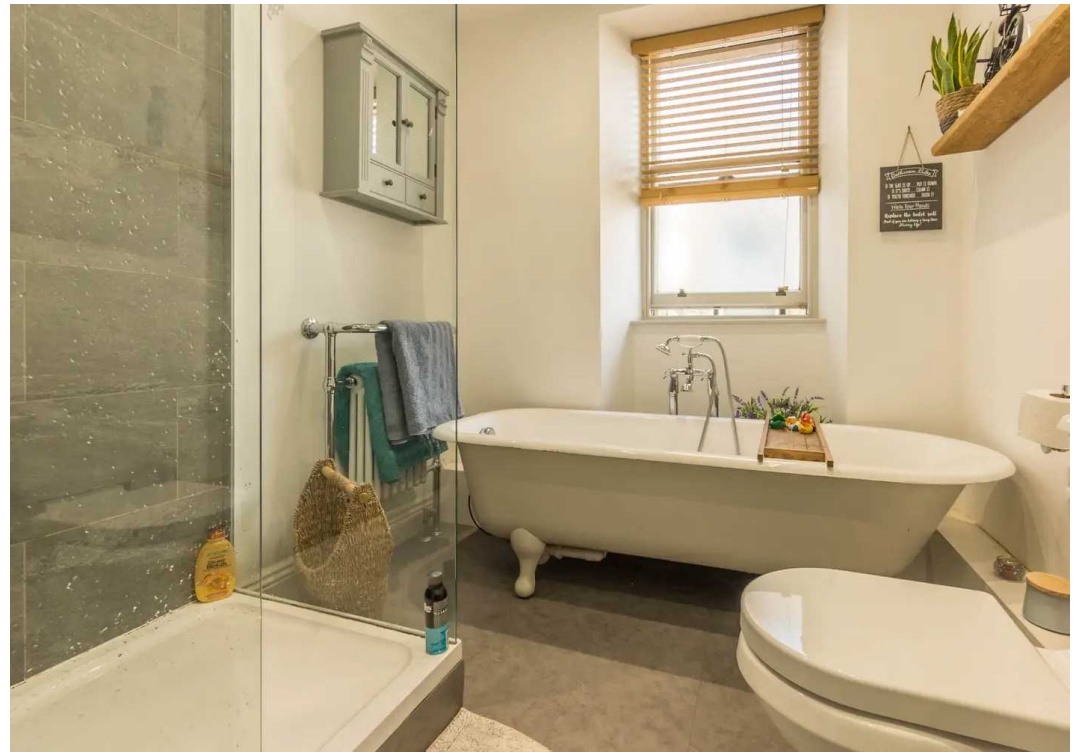
Both max. Single glazed window, radiator, built in cupboard housing hot water cylinder.

### LANDING

14' 4" x 7' 0" (4.38m x 2.13m)

Both max. Sky light, built in cupboard.





## OUTSIDE

An enclosed garden to the rear with a gravel path surrounded by established trees, hedges, lawn and a patio seating area to the rear. At the front is a well kept lawn with hedges and shrubs. Driveway parking to the rear.

## OFF ROAD

Driveway parking for three vehicles at the rear.

## EPC RATING E

## SERVICES

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

## COUNCIL TAX: BAND E

## TENURE: FREEHOLD

## DIRECTIONS

From Kendal town centre take the A6 Sandes Avenue and cross the river passing Kendal Museum on the right. At the mini roundabout turn right into Wildman Street and then turn left on to Castle Street. Continue on to Sedbergh Road and at the brow of the hill number 29 is located on the left just after the turning for Sandylands Road.

**WHAT3WORDS:** sleep.wishes.remote.





Ground Floor

First Floor

Second Floor

29 Sedbergh Road, Kendal  
 Total Area: 239.2 m<sup>2</sup> ... 2575 ft<sup>2</sup>

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