



3 Dragon Croft
Sedbergh, Cumbria LA10 5QP

Cobble Country
Dales & lakes

Town & Country Property Agents Est. 1992



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3 Dragon Croft is a well proportioned semi-detached home located in the desirable village of Dent. Just five miles from Sedbergh, this property has the perfect blend of modern convenience and countryside living, ideal for a growing family.

To the ground floor, accommodation comprises of a lounge, kitchen/diner and a rear porch with adjoining w/c and large storage shed. The lounge benefits from a coal effect electric fire and windows with two aspects creating a light and airy atmosphere within the space. To the rear of the property is the kitchen, a modern L- shape design well equipped with wall and base units as well as stainless-steel sink with drainer. There is also under counter space for a fridge, washing machine, and dishwasher. Additionally, there is space for a dining table and a large understairs storage cupboard.

On the first floor there are two double bedrooms, one single and the house bathroom. Each of these rooms contains built in storage cupboards. The house bathroom contains a white three-piece suite with an electric shower over the bath. The loft is part boarded allowing for additional storage.

Externally the property has a large front and rear garden with ample room for garden furniture, as well as a generous driveway with space for at least 3 cars.

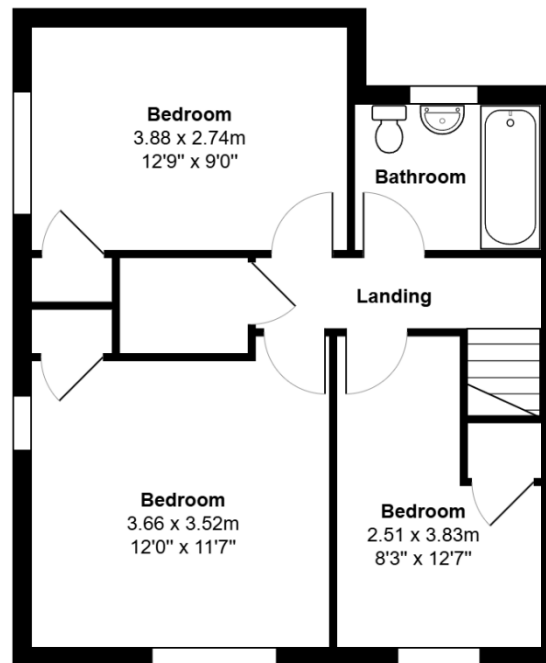
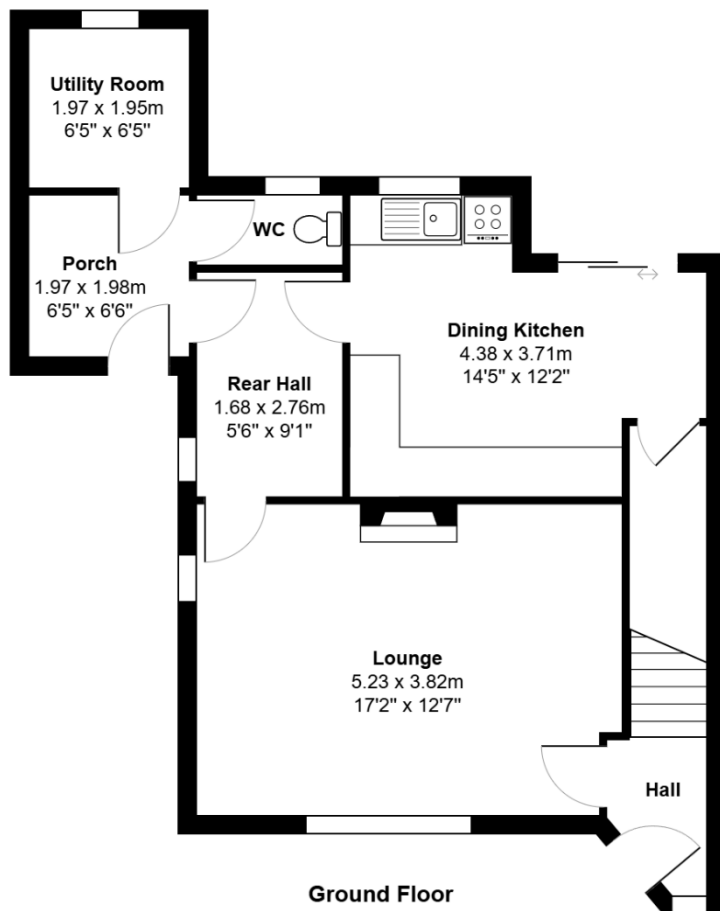
The property benefits from UPVC double glazing throughout an oil boiler for heating, mains electric, water and drainage.

Locals only restriction applies, please ask the agent for further details.

Viewings highly recommended to appreciate this space.

Guide Price £300,000





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

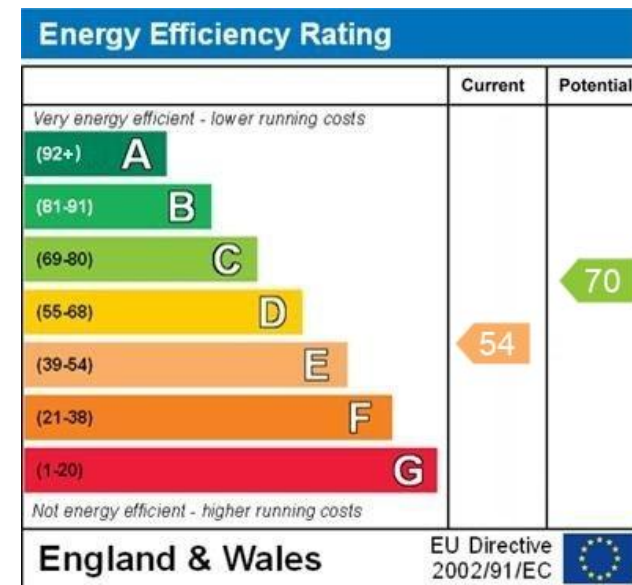
Mains electric, water and drainage. Oil boiler for heating.

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 C.



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DIRECTIONS

On entering Dent, continue into the village and turn right at the primary school before entering the cobbled street. Continue up this road, number 3 is on the corner to the left.

REFERRALS INFORMATION

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

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.

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

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