



## Sedbergh

£395,000

16 Queens Drive, Sedbergh, LA10 5DP

Located in a peaceful cul de sac setting in the highly desirable market town of Sedbergh, this generously proportioned two bedroom link detached home at 16 Queens Drive presents a rare opportunity to acquire a well presented property with flexible living space spread across multiple levels, a well maintained garden, private driveway parking and an attached garage.

Sedbergh is located within the Yorkshire Dales National Park and is renowned for its breathtaking scenery, rich cultural heritage and strong sense of community. The town offers an excellent range of local amenities including independent shops, charming cafés, welcoming pubs, a regular market and the renowned Sedbergh School. It is also a popular destination for outdoor enthusiasts, with numerous walking and hiking routes available in the surrounding fells and countryside including the Howgill Fells and nearby River Rawthey.

### Quick Overview

Quiet Cul De Sac in Charming Sedbergh

Two Bedrooms & Two Bathroom

Conservatory Overlooking Rear Garden

Off Road Parking

Light-Filled Living Spaces Throughout

Well-Maintained Mature Front and Rear Garden

Walking Distance to Sedbergh Shops, Cafés and Walks

Ideal for Downsizers or Retirees

No Onward Chain

Ultrafast Broadband\*



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2



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Ultrafast  
Broadband



Off Road  
Parking

Property Reference: KL3655





Kitchen



Living Room



Dining Room



Conservatory

As you enter the home, you are welcomed into an entrance hall which offers a bright and airy first impression. This area includes a useful storage cupboard. From here, you enter the inner hall which provides access to the sleeping accommodation. Both bedrooms are doubles and benefit from pleasant front facing aspects. The principal bedroom is well equipped with built in wardrobes, drawers and a cupboard for added storage.

Next door is the bathroom, fitted with a bath, separate shower, bidet, washbasin and WC. A second bathroom includes a bath, bidet, WC and sink, providing ideal facilities for guests or family members.

From the inner hall, stairs lead up to the main living level. At the top of the stairs, you arrive at the kitchen which is well appointed with a range of wall and base units, an integrated double oven, a four ring hob and space for a dishwasher. This elevated position offers views over the rear garden and brings in plenty of natural light, making it a pleasant and practical space for cooking.

Adjacent to the kitchen, the dining room offers a bright and comfortable space for family meals or entertaining, with a lovely outlook over the rear garden. Positioned at the front of the property, the living room is generously proportioned and filled with natural light through a large picture window. This room also features a gas fire, creating a warm and cosy environment ideal for relaxing evenings.

From the landing, stairs lead back down to the ground floor where you'll find a practical utility area. This space includes fitted base units, room for a washing machine and houses the boiler. The utility area also provides internal access to the attached single garage, which includes an electric up and over door, lighting and power, ideal for vehicle storage or use as a workshop.

To the rear of the property, a conservatory offers a peaceful retreat overlooking the private garden. It is an ideal spot for morning coffee or afternoon reading, with patio doors that open directly onto the garden.

The rear garden is thoughtfully landscaped with mature planting, a lovely pond and a greenhouse, creating a relaxing and attractive outdoor space for gardening or leisure. The front garden is neatly maintained with mature trees and shrubs, and the driveway provides private off street parking.

Early viewing is highly recommended to appreciate the space, setting and opportunity this wonderful home has to offer.





Kitchen



Utility Area





Bedroom One



Bedroom Two



Bathroom



Bathroom

#### Accommodation with approximate dimensions:

Bedroom One 11' 7" x 10' 0" (3.53m x 3.05m)

Bedroom Two 11' 7" x 11' 7" (3.53m x 3.53m)

Conservatory 10' 6" x 9' 7" (3.2m x 2.92m)

Garage 19' 2" x 10' 10" (5.84m x 3.3m)

Living Room 24' 1" x 11' 8" (7.34m x 3.56m)

Dining Room 12' 10" x 7' 10" (3.91m x 2.39m)

Kitchen 12' 6" x 9' 4" (3.81m x 2.84m)

#### Parking

Off Road Parking.

#### Tenure

Freehold (Vacant possession upon completion).

#### Council Tax

Westmorland and Furness Council Band D.

#### Services

Mains gas, water, drainage and electricity.

#### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

#### What3Words

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#### Viewings

Strictly by appointment with Hackney & Leigh.

#### Anti-Money Laundering Regulations (AML)

Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).





Rear Garden



Rear Garden





Front Aspect



Front Garden

Request a Viewing Online or Call 015242 72111



## Meet the Team

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Viewings available 7 days a week  
including evenings with our  
dedicated viewing team  
Call **015242 72111** or request  
online.



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# Queens Drive, Sedbergh, LA10

Approximate Area = 1411 sq ft / 131 sq m

Garage = 208 sq ft / 19.3 sq m

Total = 1619 sq ft / 150.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1315186

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Request a Viewing Online or Call 015242 72111