



LOW LANING LANING

SEDBERGH, LA10 5QJ

£156,000
FREEHOLD

Low Laning is a quaint two-bedroom end terrace cottage with lots of potential located in the desirable Dales village of Dent. Dent itself is a charming, historical village in the sought after Yorkshire Dales National Park, perfect for those wanting to explore the natural beauty of the Dales. Dent has its own primary school, village shop, cafes, pubs and is a short drive from Sedbergh and Kirkby Lonsdale.

On entering the cottage, to the ground floor accommodation comprises of a porch, entrance hall, living room and kitchen. The kitchen is equipped with plenty of modern wall and base units, stainless steel sink, ceramic hob, room for under counter appliances and an eye level electric oven and grill. In the living room is a feature fireplace with a multi-fuel stove set in, making for a cosy cottage atmosphere.

The first floor of the cottage includes a large bathroom and two double bedrooms. The bathroom contains a bath with electric shower over, pedestal wash basin and wc. The two double bedrooms each include built in storage cupboards. Externally, to the front of the property, there is a patioed yard with space for some outdoor storage.

Low Laning is the perfect opportunity to put your own stamp on a character cottage in the delightful village of Dent. Viewings highly recommended to appreciate this space.



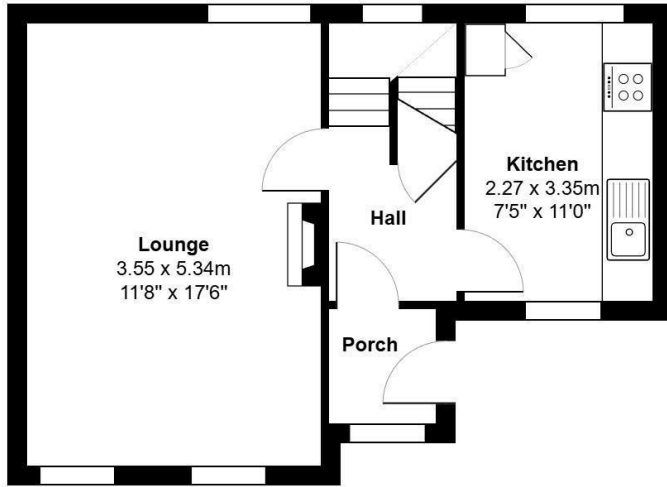
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- Spacious Lounge with Multifuel Stove
- Modern Kitchen with Integrated oven
- Two double bedrooms with built in storage
- Bathroom with electric shower
- Patio yard and outside storage
- Fibre broadband available
- Permit parking at Dent Village Car Park

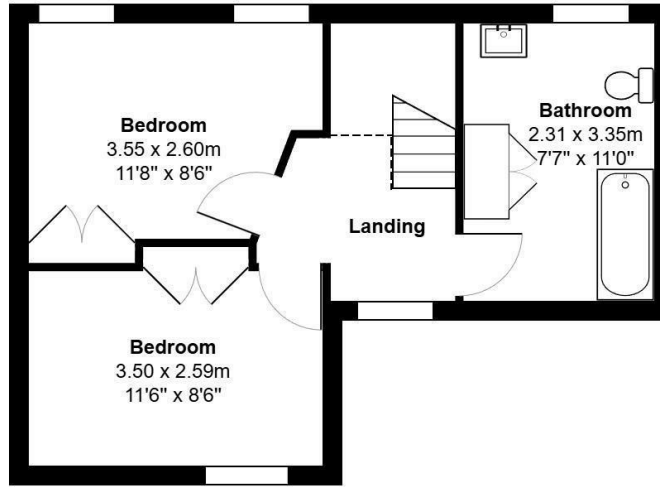


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Ground Floor



First Floor

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: E Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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