



## 14 RAWTHEY GARDENS

SEDBERGH, LA10 5DZ

**£300,000**  
**FREEHOLD**

14 Rawthey Gardens is situated in a peaceful cul-de-sac to the west of the sought-after market town of Sedbergh. Occupying a corner plot on this popular development, the property benefits from good access to many amenities including a variety of shops, GP surgery, as well as both local primary and secondary schools along with the private Sedbergh School. Situated within the Yorkshire Dales the property also boasts a view of Winder Fell.

Through the front door and the ground floor of the property, off the hall there are two spacious reception rooms, a newly modernised corner kitchen and a wc. To the right is the larger of the two reception rooms, which contains a decorative mantel piece and double sliding doors to the garden. There is a step down into the smaller of the reception rooms, this room has ample space for a dining table and chairs. The kitchen has a unique shape and is well equipped with wall and base units, under counter space for white goods and a stainless-steel sink with drainer.

The first floor offers four good sized bedrooms, a family bathroom and a built-in cupboard with shelving for towels, linen, and toiletries. The master bedroom is a spacious double, it has dual aspect windows enjoying elevated views towards the Howgills and includes an en-suite with a corner shower cubicle, wc, and pedestal hand wash basin. The second bedroom is a generous size double



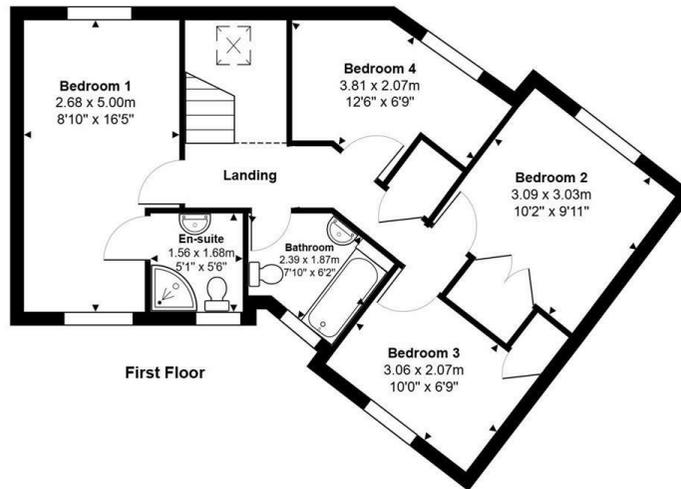
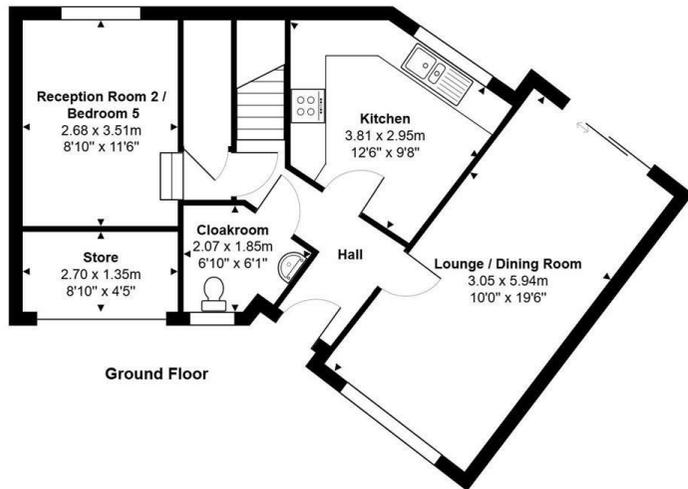
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- Modern fitted kitchen
- Two large reception rooms
- Downstairs wc
- Drive-way and parking for one car
- Front and rear garden
- Four generous bedrooms
- Master bedroom with en-suite
- No Chain
- Good links to the M6 Motorway and Lake District

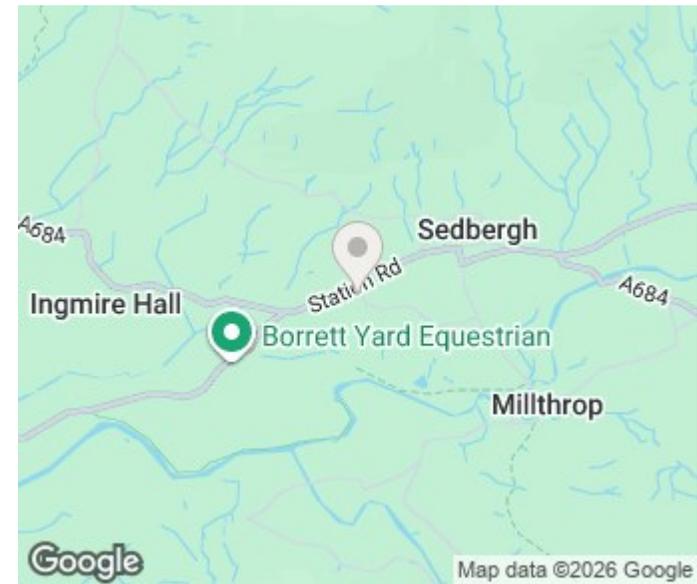


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For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs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

**EPC Rating:**      **Council Tax Band: D**

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

Cobble Country  
59 Main Street  
Sedbergh  
Cumbria  
LA10 5AB

01539621000  
Sedbergh@cobblecountry.co.uk

