



3 ORCHARD CLOSE, SEDGWICK, KENDAL, CUMBRIA, LA8 0LJ  
**£425,000**

**MILNE MOSER**  
SALES + LETTINGS



### 3 ORCHARD CLOSE SEDGWICK KENDAL LA8 0LJ



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GARAGE &  
PARKING

#### OVERVIEW

Centrally positioned within the pretty village of Sedgwick, this detached property is a perfect family home. The ground floor has been reconfigured by the owners, creating an excellent kitchen dining family space with access to the garden, the main living room has dual aspect windows and a woodburner and there is a ground floor cloakroom/wc. All three bedrooms have lovely views at the rear, with a generous main bedroom, second double and a good sized single. The bathroom has a white suite making it ideal to personalise with accessories. Moving outside are well tended garden spaces both at the front and rear with mature planting and plenty of space for play. There is a garage at the rear plus off road parking. Sedgwick is well located for travel into Kendal or further afield via the A590, A591 and M6 motorway. Gas centrally heated and UPVC double glazed windows.

#### ACCOMMODATION

A flagged path leads to the part glazed wooden front door and into:

#### PORCH

7' 8" x 4' 11" (2.33m x 1.51m)

A useful and practical space with a tiled floor and hanging space for coats. A UPVC double glazed window faces the side aspect and there is a ceiling light. A further double glazed door leads into the hallway.

#### HALL

Wood effect flooring runs through into the family dining area and there are downlights to the ceiling and a radiator. A UPVC double







glazed window overlooks the front garden and there is an understairs cupboard.

#### WC

Frosted UPVC double glazed window. Vanity hand basin with cupboard beneath, a WC and chrome heated towel rail. Ceiling light, tiled splashbacks and floor.

#### LOUNGE DINER

11' 6" x 20' 2" (3.51m x 6.14m) into bay

A good sized room with the UPVC double glazed box bay window offering the perfect place for a dining table. The woodburner is set to a slate hearth and provides a lovely cosy focal point and there is a ceiling light, radiator and additional UPVC double glazed window overlooking the rear garden.

#### KITCHEN & FAMILY DINING ROOM

19' 8"/8' 0" x 16' 8"/9' 7" (6.00m/2.44m x 5.09m/2.92m)

An L shaped room zoned by tiled and wood effect flooring. The kitchen area is fitted with oak base and wall units with dark worktops, tiled splashbacks and a grey composite one and a half bowl sink with drainer. There is an electric oven, electric hob with hood above and space for two upright fridges/freezers. There is plumbing for a washing machine and dishwasher and under unit lighting. From the family dining space, sliding UPVC double glazed doors lead to the rear garden and there is a further UPVC double glazed window and external door to the kitchen area. Vertical radiator, downlights and a ceiling light.

#### LANDING

A UPVC double glazed window to the front elevation. Built in cupboard housing the boiler (replaced in 2023) and a ceiling light. There is access to the boarded loft via a hatch and drop down ladder.

#### BEDROOM

11' 7" x 15' 9" (3.53m x 4.81m)

Triple aspect, the main bedroom extends to the depth of the house and is an excellent size double. The UPVC double glazed windows looks towards trees over rooftops and there is a ceiling light and radiator. Built in cupboard.

#### BEDROOM

10' 5" x 9' 7" (3.18m x 2.93m)

UPVC double glazed window with pleasant view at the rear. Ceiling light and a radiator.





#### BEDROOM

8' 8" x 7' 3" (2.65m x 2.22m)

Also facing the rear, the third bedroom is currently used as a home office and there is a ceiling light, radiator and UPVC double glazed window.

#### BATHROOM

5' 5" x 8' 1" (1.65m x 2.45m)

Frosted UPVC double glazed window. Having under floor heating, the bathroom is fitted with a WC, bath with shower above and screen and a pedestal wash hand basin. There is white tiling to the walls, a chrome heated towel rail, downlights and an extractor.

#### EXTERNAL

At the front of the house is a pretty garden space, lawned and bounded by evergreens and flower borders. A gate leads to the side into the rear garden. Ideal for children and pets, the rear garden is fully enclosed and has a lawn, patio close to the house and space for play equipment. Well planted raised borders and evergreens provide year round interest and there is a gate leading to the garage and parking space.

#### GARAGE

9' 5" x 16' 7" (2.87m x 5.05m) approx

Up and over door, power and light. Parking to the front.

#### DIRECTIONS

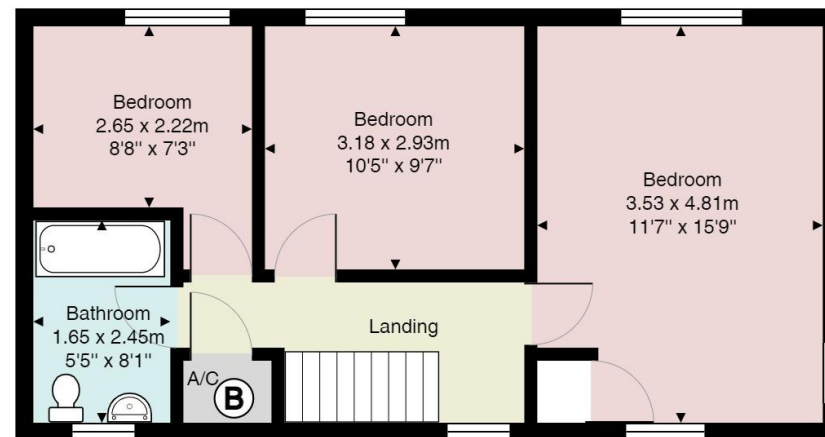
Leaving Kendal on Natland Road, continue into the Natland following round to the right towards Sedgwick. Follow the road into open countryside and into Sedgwick village. Orchard Close is a turning on the right hand side shortly after entering the village with number 3 being the first house on the left.

[what3words:///stated.conclude.lawns](#)





Ground Floor



1st Floor

Total Area: 106.5 m<sup>2</sup> ... 1146 ft<sup>2</sup>

This plan is for illustrative purposes only and should be used as such by any prospective purchasers.  
The appliances and systems shown have not been tested and no guarantee to their operability or efficiency can be given.  
Measurements are approximate and for display purposes only









#### GENERAL INFORMATION

Services: Mains Water, Gas, Electric and Drainage. Boiler replaced in 2023 and all UPVC double glazed windows have been replaced since 2021

Tenure: Freehold

Council Tax Band: E

To check Broadband and Mobile phone coverage, click on our Key Facts for Buyers report online if available or visit [www.ofcom.org.uk/phones-telecoms-and-internet/coverage](http://www.ofcom.org.uk/phones-telecoms-and-internet/coverage)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



#### ARRANGE A VIEWING

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