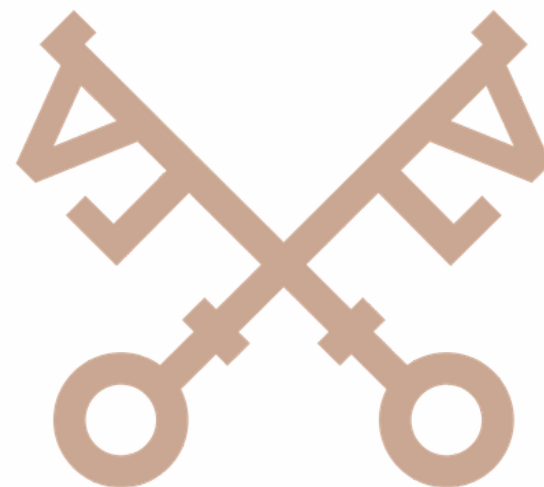




15 Queens Drive, Sedbergh



15 QUEENS DRIVE, SEDBERGH



Set within a peaceful and highly desirable cul-de-sac in the sought-after market town of Sedbergh, this thoughtfully designed three bedroom home offers bright and spacious upside down living, perfectly suited to modern lifestyles. Boasting a well balanced and versatile layout, the property features an impressive full width first floor lounge, well proportioned bedrooms and excellent potential for further enhancement. Ideally positioned to enjoy the surrounding countryside, while remaining within easy reach of local amenities, this is a home that combines comfort, practicality and location in equal measure.



Take a closer look...



Property Type:

Link Detached

Square Footage:

1,540 set

Council Tax Band:

D

EPC Rating:

D

Tenure

Freehold



Why Sedbergh?

SEDBERGH ITSELF IS A CHARMING AND CHARACTERFUL TOWN, WELL KNOWN FOR ITS INDEPENDENT SHOPS, CAFÉS AND TRADITIONAL PUBS, AS WELL AS ITS REPUTATION AS ENGLAND'S BOOK TOWN. THE TOWN PROVIDES A STRONG SENSE OF COMMUNITY ALONGSIDE A GOOD RANGE OF EVERYDAY AMENITIES, MAKING IT BOTH PRACTICAL AND APPEALING FOR A VARIETY OF BUYERS.

THE PRESENCE OF THE HIGHLY REGARDED SEDBERGH SCHOOL FURTHER ENHANCES THE AREA'S APPEAL, PARTICULARLY FOR FAMILIES, WHILE THE SURROUNDING COUNTRYSIDE OFFERS A TRULY IDYLIC SETTING.

DESPITE ITS PEACEFUL AND SEMI-RURAL FEEL, SEDBERGH REMAINS WELL CONNECTED, WITH THE M6 MOTORWAY EASILY ACCESSIBLE, PROVIDING STRAIGHTFORWARD LINKS TO KENDAL AND LANCASTER, BOTH OF WHICH OFFER A WIDER RANGE OF SHOPPING, DINING AND RAIL CONNECTIONS.

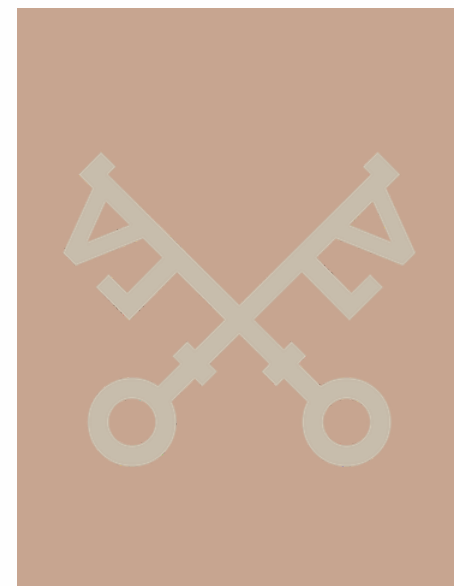
15 Queens Drive, Sedbergh





OCCUPYING A PARTICULARLY PRIVATE POSITION AT THE HEAD OF A PEACEFUL AND HIGHLY REGARDED CUL-DE-SAC, THIS THOUGHTFULLY DESIGNED THREE-BEDROOM LINK-DETACHED RESIDENCE OFFERS AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE A HOME OF BOTH CHARACTER AND VERSATILITY, SET WITHIN THE EVER DESIREABLE MARKET TOWN OF SEDBERGH.











WHERE CAN I FIND...



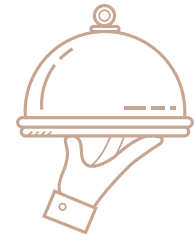
The Closest Schools?

Settlebeck School & Sedbergh
Primary School - 5 Minute Walk



The Local Shop?

Town Centre Shops - 5 Minute
Walk



A Delicious Meal?

The Red Lion - 5 Minute Walk
Smatt's Duo Cafe - 10 Minute
Walk



Somewhere Nice to Walk
the Dog?
Miles of endless rambling
right on your doorstep!



A Refreshing Pint?

The Black Bull Inn & The Thirsty
Rambler - 10 Minute Walk



Closest Transport Links
Main Road Bus Routes, 15
Minutes to the M6



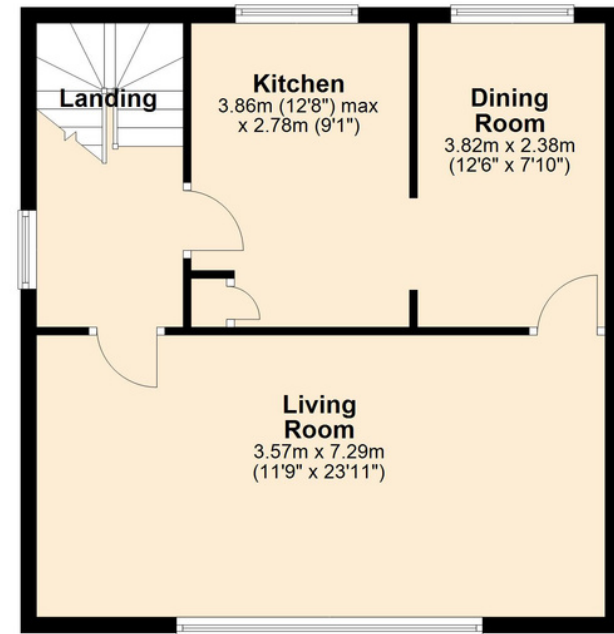
Ground Floor

Approx. 88.6 sq. metres (954.1 sq. feet)

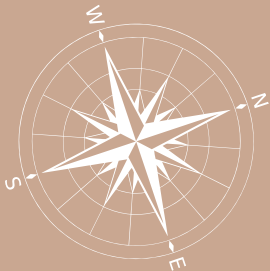


First Floor

Approx. 54.5 sq. metres (586.8 sq. feet)



Total area: approx. 143.2 sq. metres (1540.9 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

*15 Queens Drive,
Sedbergh*

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