



Kendal

£445,000

Plot 50 The Sedgwick 'B', Meadow Rigg, , Kendal, LA9 6EB

Plot 11 - The Sedgwick 'B' is a 3 double bedroom, detached property, featuring a double Garage - includes flooring.

On the edge of Kendal is Russell Armer's brand new development of clean, modern, stylish homes. There are a range of 1,2,3 or 4 bedrooms all finished to a high standard. The Sedgwick 'B' is a 3 double bedroom, detached property, featuring a double Garage. The property has gas central heating, thermostatically controlled radiator valves (where applicable) and all windows are double glazed in anthracite coloured uPVC. All Russell Armer Homes carry a LABC 10-year warranty.

Quick Overview

3 Double Bedroom, Detached Property
Spacious Living Areas
Family Kitchen with Breakfast Bar and Dining Area
Master Suite with Ensuite and Dressing Area
Rear Garden
Double Garage
Gas Central Heating
All Windows are uPVC double glazed
Brand New Homes by Russell Armer
LABC 10-year warranty on all homes



3



2



1



B



Fibrous



Double Garage &
Driveway

Property Reference: 40980



Entrance Hall



Living Room



Living Room



Utility Room

Full Description On the edge of Kendal is Russell Armer's brand new development of modern, stylish homes. There are a range of 1, 2, 3, 4 and 5 bedrooms all finished to a high standard.

The Sedgwick 'B' is a 3 bedroom, detached property, featuring a double Garage – includes flooring.

Entering the property via the Hall, which has a convenient Cloakroom, you are then greeted with the spacious Lounge that spans from the front to the back of the property. The room is well lit with a front full height window and glazed patio doors that lead into the garden.

Back across the Hallway, you arrive at the open plan Family Kitchen and Dining Area which fits perfectly with a large full-length window to the front.

The Kitchen, as standard is supplied with a Gas Hob, Single Oven, Integrated Dishwasher, Integrated Fridge Freezer, soft close doors, 38mm work top with matching upstand and stainless-steel splashback. There is also a generous Breakfast bar opposite to the wide glazed, French doors lead into the large garden. A handy Utility Room completes the Ground floor which also gives access to the rear garden.

Climb the stairs and you will find the Master Suite above the lounge that also spans the length of the property. The Suite includes a bright double bedroom, ensuite Shower Room and luxurious Dressing Area. On the first floor you will also find 2 more light and airy bedrooms.

The Sedgwick 'B' features a rear garden that is fully fenced and fully turfed. To the front of the property there are 2 turfed areas plus space for bedding plants. There is a driveway leading up to the double garage.

The property has gas central heating, thermostatically controlled radiator valves (where applicable) and all windows are double glazed in anthracite coloured uPVC. All Russell Armer Homes carry a LABC 10-year warranty.



Kitchen



Kitchen



Bedroom



Bedroom



Bedroom



Bathroom

Depending upon the build stage, it may be possible to personalise the certain elements of the individual property specification, for example in the kitchen, and you should speak to the Russel Armer Sales Executive for more information.

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Location The Market Town of Kendal is a wonderful base to explore the outdoors, and has great access to the Lake District National Park and the Yorkshire Dales.

Central Kendal is a thriving town full of independent shops, cafes, restaurants, museums, art galleries and more. There are regular community events such as the Kendal Torchlight, Dark Sky events and the Kendal Mountain festival to name a few.

There are excellent transport links with local buses and trains, and the town is only 7 miles from the M6. There are multiple high-performing secondary schools, with sixth forms and a college, as well as private education facilities available in the neighbouring villages.



Bedroom



Shower Room



Enclosed Rear Garden



Enclosed Rear Garden



Front Aspect

Viewings Show Home Open to View

Sales Offices are open Thursday to Monday, 10am – 4pm.

For all enquiries or to view please call 07429 278537 or email kendal@russell-armer.co.uk.

Or alternatively call Hackney & Leigh on 01539 729711 or email kendalsales:hackney-leigh.co.uk.

Request a Viewing Online or Call 01539 729711

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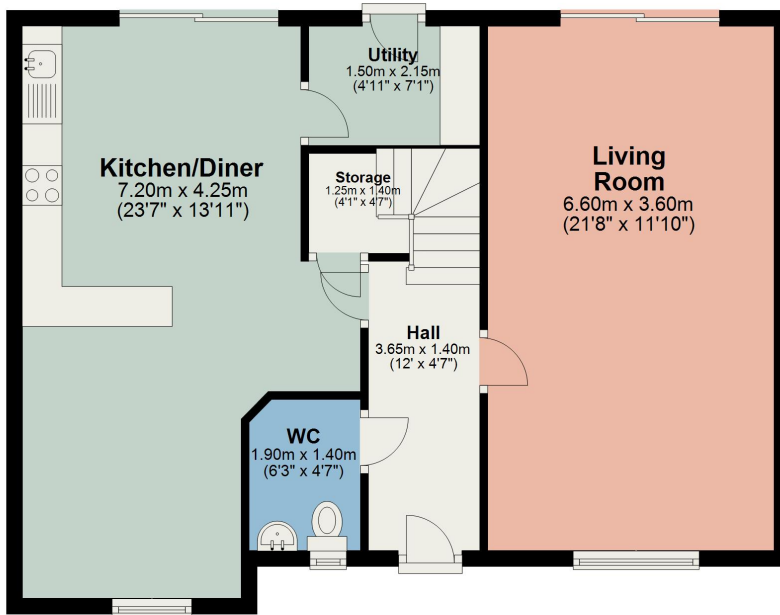
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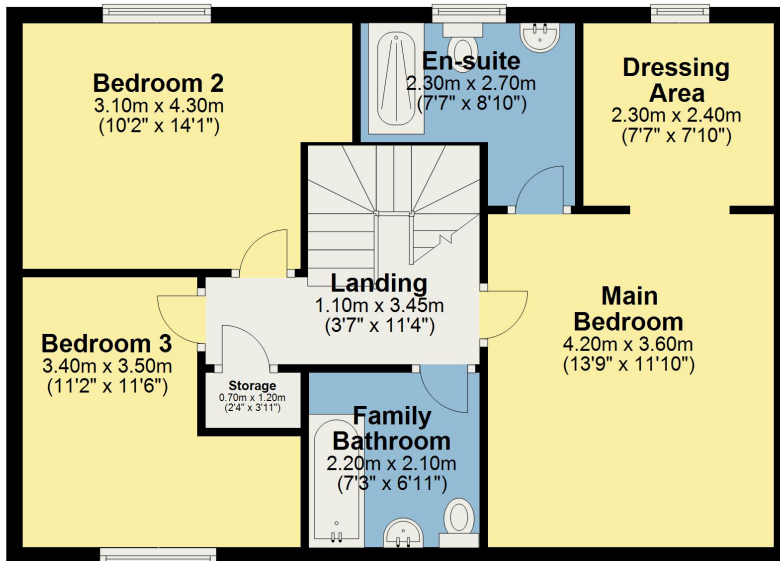
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Ground Floor



First Floor



Total area: approx. 127.3 sq. metres (1370.1 sq. feet)

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF:
Plan produced using PlanUp.

50 Meadow Rigg, Kendal

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