

40  
YEARS  
1982 - 2022

HACKNEY  
& LEIGH



## Windermere

£540,000

20 South Craig, Windermere, LA23 2JH

A well proportioned 3 bedroomed house in a beautifully peaceful location yet within walking distance of Bowness Village with gardens, garage and off road parking.

### Quick Overview

- 3 Bedroomed link detached house
- 2 Reception rooms and 1 bathroom
- Peaceful yet convenient location
- Gardens to the front and rear
- Pleasant aspect
- Close to village amenities and local schools
- In good order
- A perfect home or 2nd home
- Garage and driveway parking
- Superfast broadband speed of 61mbps



3



1



1



C



Superfast  
Broadband



Garage & Off  
Road Parking

Property Reference: W5857



Living Room



Living Room



Breakfast Kitchen



Conservatory

### Location

20 South Craig is set on a quiet residential cul-de-sac, close to both Windermere and Bowness on Windermere.

Follow New Road from Windermere to Bowness for approximately  $\frac{3}{4}$  mile. Turn left onto Beresford Road at Beresford Restaurant. Take the next left, marked for South Craig, Take right at the fork in the road and follow the road around, No.20 can be found a short way up on the right hand side.

### Description

This 3 bedroomed link detached property offers spacious accommodation of breakfast kitchen, large 'L' shaped living and dining room plus conservatory and WC to the ground floor and 3 good sized bedrooms and house bathroom to the first floor.

To the front of the house there is a rockery garden and driveway for private parking plus large integral garage with electric up and over door plus a rear door with direct access to the property and the garden and a utility area at the back with plumbing for a washing machine. To the rear of the property is a well screened private lawned garden with rockery to the side and a patio seating area with access to both the breakfast kitchen and the conservatory.

### Accommodation (with approximate measurements)

#### Entrance Hall

#### 'L' Shaped Living and Dining Room

17' 10" x 11' (5.44m x 3.35m) plus 11'2" x 9'10"

#### Conservatory

11' 2" x 8' 8" max (3.4m x 2.64m)

#### Breakfast Kitchen

14' max x 10' 8" (4.27m max x 3.25m)

#### Stairs to First Floor

Landing with access to loft space.

#### Bedroom 1

11' 5" x 11' (3.48m x 3.35m)

#### Bedroom 2

12' 11" max x 10' 8" (3.94m max x 3.25m)

### Bedroom 3

10' 8" x 8' (3.25m x 2.44m)

### Bathroom

### Garage

17' x 13' 7" max (5.18m x 4.14m max)

### Utility

10' 10" x 4' 4" (3.3m x 1.32m)

### Property Information:

### Services

Mains water, drainage, gas and electricity. Gas central heating to radiators.

### Tenure

Freehold. Vacant possession upon completion.

### Council Tax

South Lakeland District Council - Band E.

### Viewings

Strictly by appointment with Hackney & Leigh Windermere Sales Office.

### Energy Performance Certificate

The full Energy Performance Certificate is available on our website and also at any of our offices.

### What3Words

<https://what3words.com/distilled.witless.desks>



Bedroom 1



Bedroom 2



Bedroom 3



Views

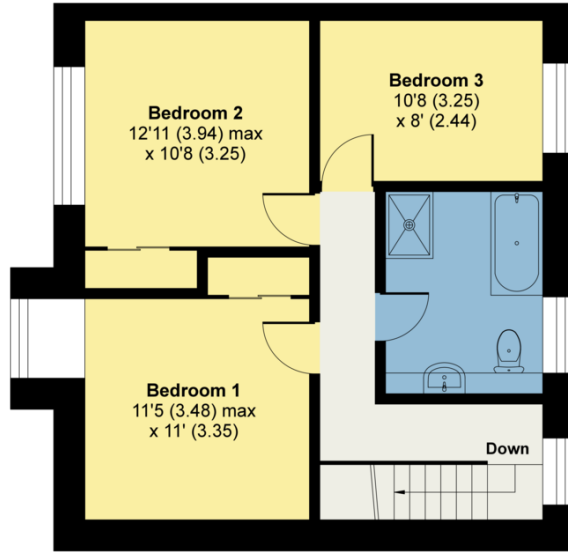
# 20 South Craig, Windermere, LA23

Approximate Area = 1182 sq ft / 109.8 sq m

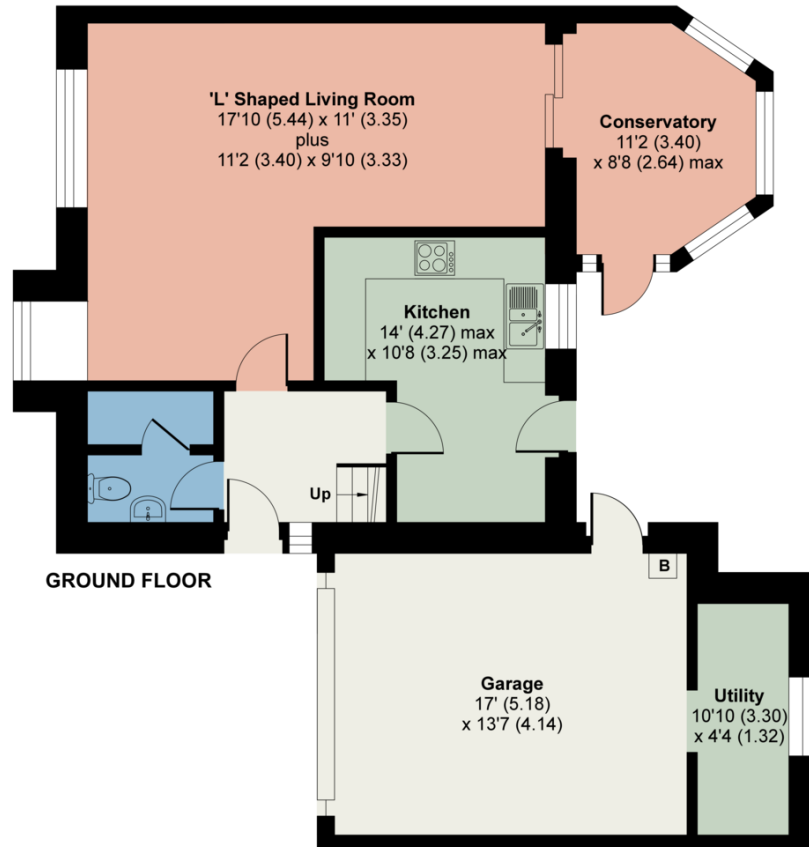
Garage = 286 sq ft / 26.5 sq m

Total = 1468 sq ft / 136.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Hackney & Leigh. REF: 905411

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