

40  
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## Windermere

£350,000

13 North Craig, Windermere, Cumbria, LA23 2ET

A 2 bedroomed detached bungalow with off road parking, good sized garden and 2 garages, set on the outskirts of both Windermere and Bowness Villages. Now in need of some modernisation this property is ready for a new owner to refurbish, perhaps extend and make their own.

### Quick Overview

2 Bedroom detached bungalow  
Living room and family bathroom  
Quite area yet close to both Bowness and  
Windermere  
Front garden and rear patio  
Views of Lakeland Fells  
Close to local bus routes  
In need of modernisation  
Off road parking  
2 Garages  
Superfast Broadband speed 46mbps



2



1



1



D



Superfast  
Broadband



Garage & Off  
Road Parking

Property Reference: W5861



Living Room



Living Room



Kitchen



Bedroom 1

**Description:** A good sized 2 bedroomed detached bungalow which is slightly set back and elevated providing this property with views of Claife Heights, Red Screes & Wansfell. The property has a larger than average plot size for a property on this cul de sac which offers the new owner the choice of either more outside space or the potential to extend the bungalow subject to the necessary permissions.

North Craig also benefits from separate residents parking at the end of the cul de sac for a boat or a camper van which is tucked out of the way but runs on a first come first serve basis.

The accommodation comprises of entrance hall, utility room with space for a washing machine and dryer, decent sized kitchen with plenty of storage space and a spacious living room which benefits from plenty of natural light due to its large window which also provides the previously mentioned views of the Lakeland Fells. Main bedroom with an outlook to the rear garden and built in wardrobes and bedroom 2, which runs adjacent to the living room and could easily fit a double bed after some rearrangement of the current built in wardrobes. Lastly for the living space we have the partially tiled, 3 piece bathroom.

With more outside space than the normal North Craig Bungalow, a lawn to the front of the property, patio to the rear and plenty of off road parking to the side of the property, 13 North Craig has the potential to become a truly wonderful home. The 2 garages provide useful storage or indeed a workshop, as currently used.

**Location:** Situated on a private estate in a popular residential location on the outskirts of Bowness village, convenient for local amenities. From Windermere proceed towards Bowness on Lake Road turning left before the Police Station into Craig Walk and then right into North Craig, go straight ahead and the property is on your left.

**Accommodation (with approximate measurements)**

**Entrance Hall**

**Living Room**

19' 10" x 11' 8" (6.05m x 3.56m)

### Kitchen

8' 6" x 8' 4" (2.59m x 2.54m)

### Bedroom 1

11' 10" x 11' 4" (3.61m x 3.45m)

### Bedroom 2

11' 7" x 8' 10" (3.53m x 2.69m)

### Bathroom

### Utility

### Garage 1

19' 9" x 9' 1" (6.02m x 2.77m)

### Garage 2

15' x 7' 7" (4.57m x 2.31m)

### Store

### Outside:

A good sized patio to the rear with a raised flower bed which follows between the graveled path and stone wall around the boarder of the property, front lawn, two garages and off road parking.

### Property Information:

**Services:** Mains water, gas electric and drainage. Gas fired central heating to radiators.

**Tenure:** Freehold.

**Council Tax:** South Lakeland District Council - Band D

**Viewing:** 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/airports.advancing.hopping>



Bedroom 2



Bathroom



Rear Garden



Side Garden

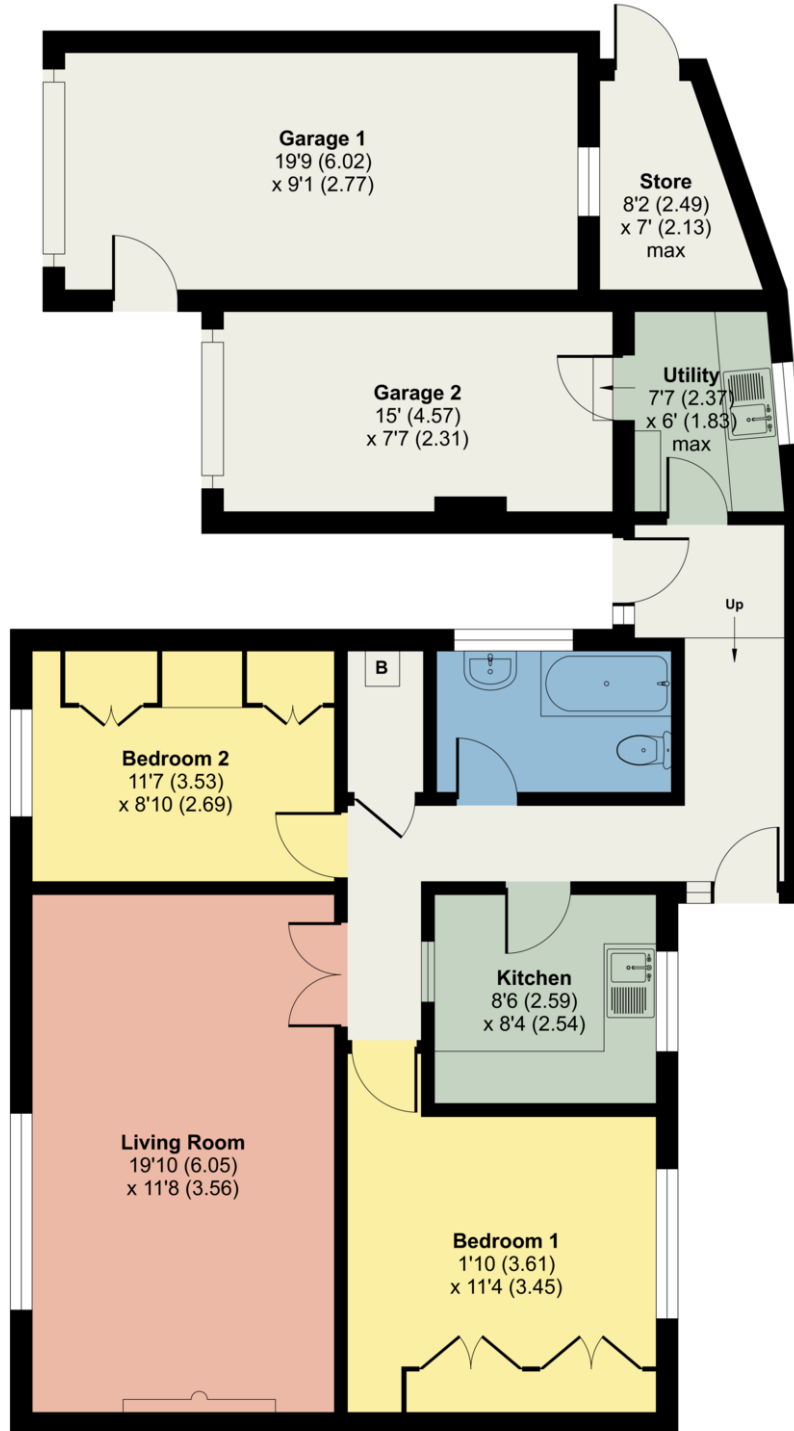
# 13 North Craig, Windermere, LA23

Approximate Area = 1106 sq ft / 103 sq m (includes garages)

Outbuilding = 40 sq ft / 4 sq m

Total = 1146 sq ft / 107 sq m

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Hackney & Leigh. REF: 914521

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