

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Windermere

£415,000

11 South Craig, Windermere, LA23 2JQ

A well proportioned 3 bedroom detached house with off road parking and gardens, both front and back. Close to both Bowness and Windermere yet set back from the traffic of the main road in a quite yet convenient location.

Quick Overview

Private 3 bedroom detached house
'L' Shaped living room
Convenient location
Front and back garden
Garage
Close to public transport
Double glazed windows
Lovely family home
Off road parking
Superfast Broad speed 46mbps



3



1



1



D



Superfast
Broadband



Garage & Off
Road Parking

Property Reference: W5865



Living Room



Kitchen



Bathroom



Bedroom 1

Description: A well proportioned 3 bedroom detached house which is the last house of the cul de sac backing onto a small woodland area. Close enough to both Bowness and Windermere for convenience but located out of the way to provide sanctuary and privacy from the bustling towns.

The accommodation comprises of entrance hall which provides access to the down stairs WC and garage, down the hallway you pass a contemporary fitted kitchen and then onto a good sized 'L' shaped living room which has an outlook to the fenced front garden on one side then a view from the back garden from the other side, which is currently used as a useful office space.

Upstairs we have an immaculate family bathroom with a separate stand alone bath and shower. Bedroom 1 looks out over the front garden as does bedroom 2 which runs parallel, bedroom 3 is on the opposite side of the property and benefits from a built in wardrobe. All of the bedrooms are of a similar size and fairly generous.

11 South Craig will make a lovely family home for the next owner seeking to have everything on their doorstep but with the option to retreat away to their own haven when ever they like.

Location: Travelling from Windermere turn left onto Beresford Road shortly after the Police Station. Once on Beresford Road, turn first left again onto South Craig. At the fork in the road bear to the left and No.11 is at the far end on the left, adjacent to the footpath (which leads conveniently back onto Lake Road).

Accommodation (with approximate measurements)

Entrance Hall

'L' Shaped Living Room

24' x 10' 5" (7.32m x 3.18m) plus 10' x 8'3"

Kitchen:

9' 7" x 9' (2.92m x 2.74m)

Bathroom

Bedroom 1

12' 2" x 10' 5" (3.71m x 3.18m)

Bedroom 2

11' 5" x 10' 6" (3.48m x 3.2m)

Bedroom 3

12' 3" max x 9' 9" into wardrobe (3.73m x 2.97m)

Garage

15' 8" x 9' 2" (4.78m x 2.79m)

WC

Outside Garden front and back, both have plenty of privacy and are of a reasonable size for this area, currently low maintenance with the back garden having a decked area with a stone pathway leading out of the property to the off road parking.

Property Information:

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

Tenure: Freehold

Council Tax: South Lakeland District Council - Band E

Viewing: Strictly by appointment with Hackney and Leigh Windermere Sales Office.

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

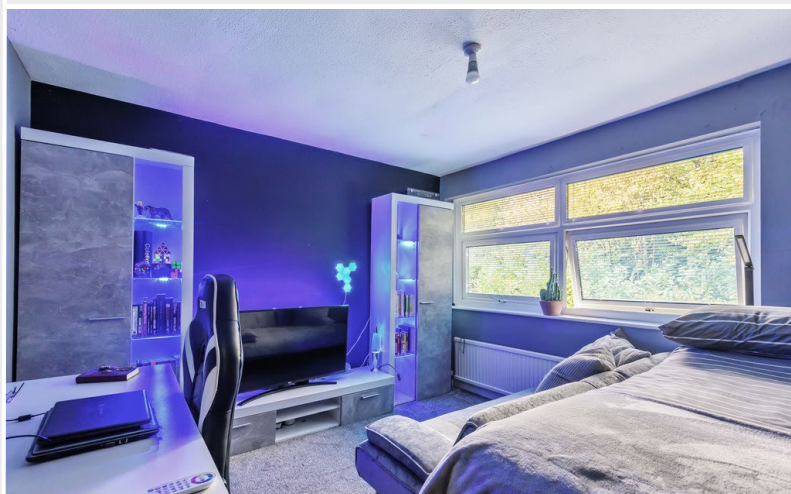
What3Words:

<https://what3words.com/install.viewer.painters>

Notes: *Checked on <https://checker.ofcom.org.uk/> 24th September 2022 - not verified.



Bedroom 3



Bedroom 2



Rear Garden



Front Elevation

11 South Craig, Windermere, LA23

Approximate Area = 1115 sq ft / 103.6 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1257 sq ft / 116.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2022. Produced for Hackney & Leigh. REF: 912413

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