



1 Lake Gardens, Bowness-On-Windermere  
£450,000





## 1 Lake Gardens

Bowness-On-Windermere, Windermere

A well presented three bedroom semi-detached property located in a highly sought after residential area. The house being situated in a most convenient location within walking distance to all amenities yet in a quiet cul de sac only a short walk to Lake Windermere and Bowness Bay.

The well proportioned accommodation briefly comprises entrance hall, sitting room, dining room, kitchen, cloakroom to the ground floor. The first floor offers three bedrooms and a bathroom. The property benefits from double glazing and gas central heating.

Outside offers generous gardens to the front and rear and ample driveway parking.



## GROUND FLOOR

### ENTRANCE HALL

11' 1" x 5' 10" (3.37m x 1.77m)

Both max. Double glazed door, double glazed window, radiator.

### CLOAKROOM

5' 12" x 2' 10" (1.82m x 0.87m)

Both max. W.C. wash hand basin, extractor fan.

### SITTING ROOM

15' 1" x 12' 0" (4.61m x 3.67m)

Both max. Double glazed window, radiator, traditional open fireplace.

### DINING ROOM

14' 5" x 10' 11" (4.4m x 3.32m)

Both max. Double glazed French door, radiator, electric fire.

### KITCHEN

11' 3" x 7' 5" (3.43m x 2.25m)

Both max. Double glazed window, good range of base and wall units, stainless steel sink, built in oven, gas hob with extractor/filter over, space for fridge freezer, plumbing for dishwasher and washer dryer, tiled splashback, lino flooring.







## FIRST FLOOR

### BEDROOM

15' 4" x 9' 11" (4.67m x 3.03m)

Both max. Double glazed window, radiator.

### BEDROOM

14' 10" x 11' 12" (4.53m x 3.65m)

Both max. Two double glazed windows, radiator.

### BEDROOM

10' 8" x 7' 5" (3.26m x 2.26m)

Both max. Double glazed window, radiator.

### BATHROOM

7' 5" x 6' 11" (2.25m x 2.1m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin and both with electric shower over, built in cupboard housing gas combination boiler, partial tiling to walls.

### LANDING

6' 11" x 3' 2" (2.11m x 0.97m)

Both max. Loft access.









## OUTSIDE

A garden to the front of the property with a well kept lawn and a shed to the side of the property. To the rear of the property there is an enclosed garden with two paved patio areas and a well kept lawn.

## OFF ROAD

Driveway parking for up to three vehicles.

## EPC Rating D

## SERVICES

Mains electric, mains water, mains gas, mains drainage.

## TENURE: FREEHOLD

## COUNCIL TAX: BAND D

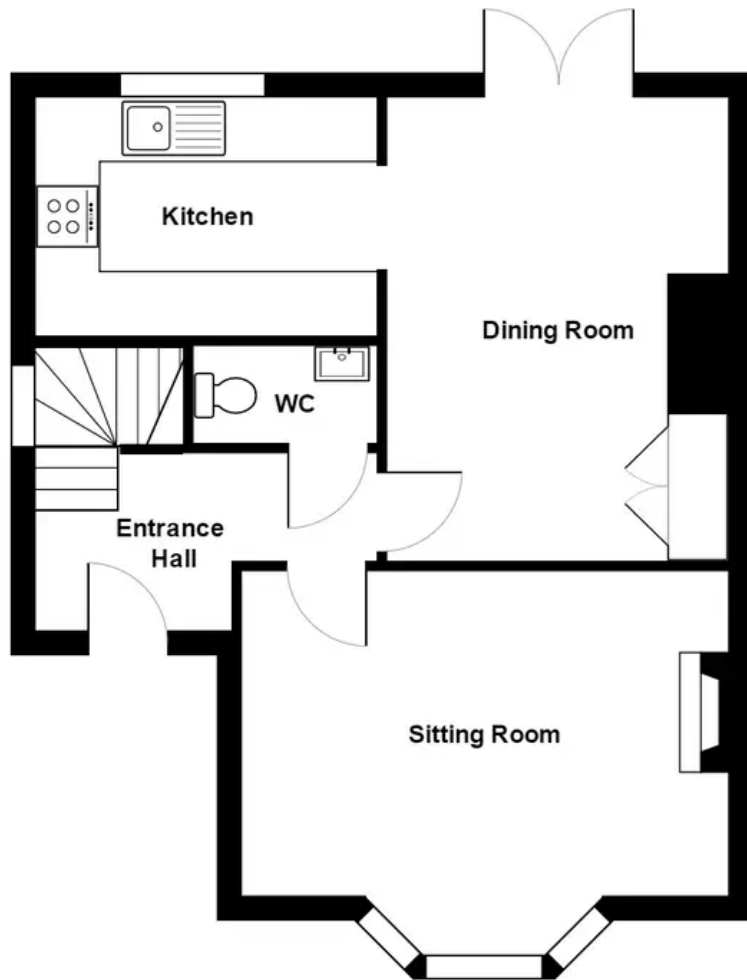
## DIRECTIONS

From Windermere, follow New Road continuing as Lake Road for approximately 1 mile until you reach Bowness Bay and the steamer piers on the promenade in the centre of Bowness. Follow the road in a southerly direction towards Newby Bridge and Lake Gardens is the 2nd turning on your right hand side, which starts as Glebe Gardens, follow the road into the cul-de-sac where 1 Lake Gardens can be found on your left hand side.

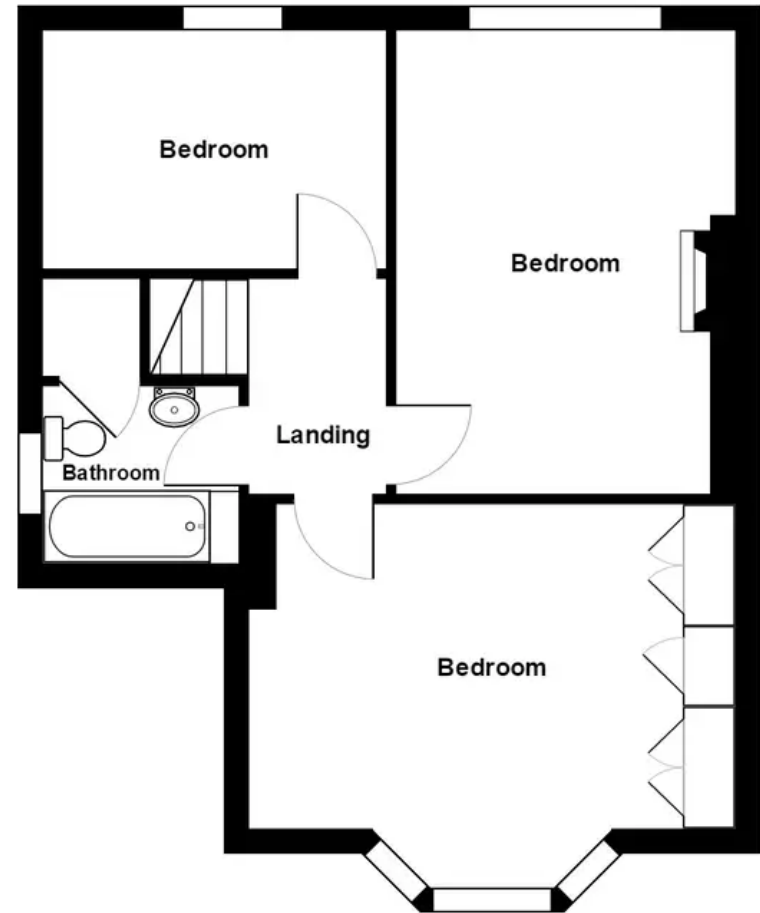
**WHAT3WORDS:** motivates.tinny.door







**Ground Floor**



**First Floor**

**Wharncliffe, 1 Lake Gardens, Bowness-on-Windermere**

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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