



Windermere

£350,000

3 Priory Grange
Windermere
Cumbria
LA23 1BF

This attractive 2 bedroomed bungalow is set in a small quiet private cul-de-sac development and comprises of living room, kitchen and bathroom with landscaped gardens to the front and rear and a garage. The property lies just outside of Windermere village but is still in walking distance of the amenities it has to offer.

Property Ref: W5783





Lounge



Kitchen

Description:

Priory Grange is a small development just off the Ambleside Road leading out of Windermere but yet still in walking distance of the amenities. The property is set in landscaped grounds and briefly comprises 2 bedrooms, living room, kitchen and bathroom and has the added benefit of having a garage and driveway parking for 1 vehicle, together with pleasant gardens to three sides.

Location:

From Windermere proceed towards Ambleside on the A591 for approximately 1/2 mile. Before reaching the roundabout at Cooks House turn left into Priory Grange. Turn first left upon entering the development where number 3 can be found at the head of the cul-de-sac on the right hand side.

Accommodation (With approximate measurements)

Entrance Porch

Entrance Hall

Glazed internal door leads into hall which has loft hatch access. Built in cupboard housing the Intergas Rapid 25 combination boiler with shelving.

Lounge

16' 2" x 11' 6" (4.93m x 3.51m)

A bright airy room overlooking the rear garden, with electric coal effect fire with marble hearth and wood surround. TV point and real oak flooring.

Kitchen

14' 2" x 9' 10" (4.32m x 3m)

Wall and base units, inset stainless steel sink unit, built in Neff electric oven and Zanussi gas hob with extractor over. Integrated freezer, integrated Bosch washing machine, and free standing fridge. Real oak flooring and part tiled walls. Door leading to outside.

Bedroom 1

12' 5" x 9' 10" (3.78m x 3m)

TV point and real oak flooring.

Bedroom 2

9' 11" x 9' 0" (3.02m x 2.74m)

Telephone point and built in storage cupboard with shelving.



Bedroom 1

Bathroom

3 piece white suite of WC, bath with shower over, washbasin with vanity unit with real slate worktop. Heated towel rail, fully tiled walls and floor and extractor fan.

Outside:

The property has shared use of the driveway with no.4 and each have a parking space immediately in front of the garages. No.3 has paved pathways to the side of the garage and to the front door. The garden is well planted with an abundance of shrubs and flowers. To the side of the property is a patio seating area and leads to the rear of the property where again a paved seating area can be found along with an array of shrubs and flowers and views to the fells. There is also a gated access to a public footpath leading onto Rayrigg Road and the view point Hammerbank and in the opposite direction through to Rose Cottage lane towards the village.

Garage:

Wooden up and over door and with light and power. Fitted bench and shelves.

Services:

Mains gas, water and electricity. Gas fired central heating, double glazed windows and solar panels.

Tenure:

Freehold. Vacant possession upon completion.



Bedroom 2

Council Tax:

South Lakeland District Council - Band E.

Viewing:

Strictly by appointment with Hackney & Leigh Windermere Sales Office.

Energy Performance Certificate:

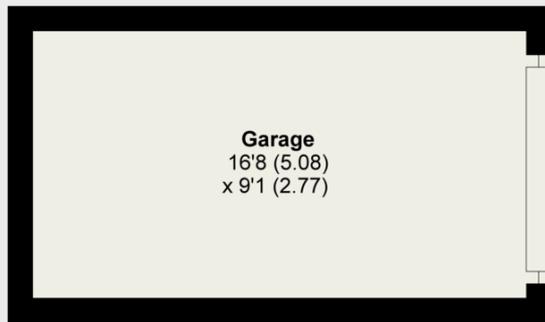
The full Energy Performance Certificate is available on our website and also at any of our offices.

3 Priory Grange, Windermere, LA23

Denotes restricted head height

Approximate Area = 688 sq ft / 64 sq m
Limited Use Area(s) = 15 sq ft / 1 sq m
Garage = 151 sq ft / 14 sq m
Total = 854 sq ft / 79 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/checom 2022. Produced for Hackney & Leigh. REF: 834034

A thought from the owners... "The surrounding woodland gives a very secluded, quiet feeling; and being able to walk down to the lake from the back garden in five minutes for an evening stroll or a swim is fantastic!"

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