



Windermere

£485,000

17 South Craig, Windermere, Cumbria, LA23 2JH

What you see from the outside is not what you get on the inside at 17 South Craig, this property is larger than meets the eye. A detached 3/4 bed roomed house in a quiet location, yet within walking distance of the amenities of Bowness On Windermere and Lake Windermere. With the advantage of a detached double garage.

Quick Overview

3/4 bed roomed detached house

2 reception rooms and 2 shower rooms

Quiet location

Garden

No chain

Close to amenities and public transport

in good decorative order

Ideal permanent home or 2nd home

Detached double garage and off road parking

*Superfast Broadband speed 78mpbs available



3



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1



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Superfast
Broadband



Detached Double
Garage & off
Road Parking

Property Reference: W6017



Living Room



Dining Room



Conservatory



Kitchen

Description: A deceptively large 3/4 bedroomed detached house with gardens and paved patio areas surrounding the property, having the added advantage of a detached double garage and off road parking and being set in a quiet location, but within walking distance of Bowness On Windermere and all the amenities it has to offer and a short walk to Lake Windermere. The property comprises of living room with coal effect electric fire with wood surround and hearth. A door from the living room leads to a conservatory which gives access to the rear garden and patio area. The kitchen has modern appliances of built in Neff electric oven and Neff gas hob with extractor over. Built in microwave and fridge/freezer and space for washing machine. Also on the ground floor is a dining room which could be used as a 4th bedroom which has patio doors giving access to the front garden and a shower room consisting of WC, washbasin and vanity unit with walk in shower. On the first floor there is a landing with storage cupboard, 2 bedrooms one with built in wardrobes and a further shower room with WC, pedestal washbasin and shower and 2 storage cupboards.

Location: 17 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 ¾ 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.17 can be found a short way up on the left hand side.

Accommodation (with approximate measurements)

Entrance Hall

Living Room 17' 10" x 11' 11" (5.44m x 3.63m)

Conservatory 8' 7" x 7' 0" (2.62m x 2.13m)

Kitchen 8' 5" x 7' 10" (2.57m x 2.39m)

Dining Room 11' 9" x 9' 0" (3.58m x 2.74m)

Bedroom 1 12' 8" x 9' 10" min (3.86m x 3m)

Shower Room

Stairs from the Entrance Hall lead to:

Landing

Bedroom 2 17' 8" x 9' 4" min (5.38m x 2.84m)

Bedroom 3 13' 4" x 11' 9" (4.06m x 3.58m)

Shower Room

Property Information:

Outside: Gardens surround the property consisting of various shrubs, trees and plants. Steps lead to a further garden area with lawn. Parking space to the front of the property.

Detached Garage 18' 4" x 16' 8" (5.59m x 5.08m) With remote control electric door, power and light.

Tenure: Freehold. Vacant possession upon completion.

Services: Mains water, drainage, gas and electricity. Gas central heating installed. Double glazed windows throughout. The glass in most of the windows was replaced approximately 2017/18.

Council Tax Band: Westmorland & Furness 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: //submerged.expert.paid

Notes: *Checked on <https://checker.ofcom.org.uk> 31st October 2023 - not verified.



Bedroom 2



Bedroom 3



Detached Garage



OS Plan

17 South Craig, Bowness on Windermere, LA23

Approximate Area = 1402 sq ft / 130.2 sq m

Limited Use Area(s) = 27 sq ft / 2.5 sq m

Garage = 309 sq ft / 28.7 sq m

Total = 1738 sq ft / 161.4 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). © nichecom 2023. Produced for Hackney & Leigh. REF: 1052176

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