



16 Brackenfield, Bowness-On-Windermere  
£415,000



## 16 Brackenfield

Bowness-On-Windermere, Windermere

A well proportioned semi-detached property situated within the popular village of Bowness-on-Windermere which is located in the heart of the Lake District National Park. Benefiting from glimpses towards England's largest lake, it offers convenient access to all the local shops, restaurants, bars and the lake shore with road links to the rest of the Lake District National Park and the M6 Motorway.

The accommodation briefly comprises entrance hall, sitting room, dining room, kitchen and cloakroom to the ground floor. The first floor offers four bedrooms one with an en-suite and a family bathroom. The property benefits from double glazing and gas central heating.

Complementing the living space is an integral garage, off road parking and gardens to the front and rear.

## GROUND FLOOR

### ENTRANCE HALL

13' 0" x 6' 5" (3.96m x 1.96m)

Both max. Single glazed door, radiator, understairs storage.

### SITTING ROOM

13' 0" x 12' 8" (3.95m x 3.87m)

Both max. Double glazed window, radiator, electric fireplace.

### KITCHEN

10' 1" x 9' 11" (3.08m x 3.03m)

Both max. Double glazed window, base and wall units, stainless steel sink, integrated double oven, hob with extractor/filter over, integrated microwave, gas boiler, tiled splashback.

### DINING ROOM

10' 0" x 9' 7" (3.05m x 2.92m)

Both max. Double glazed sliding door, radiator.

### HALLWAY

4' 11" x 3' 3" (1.49m x 0.99m)

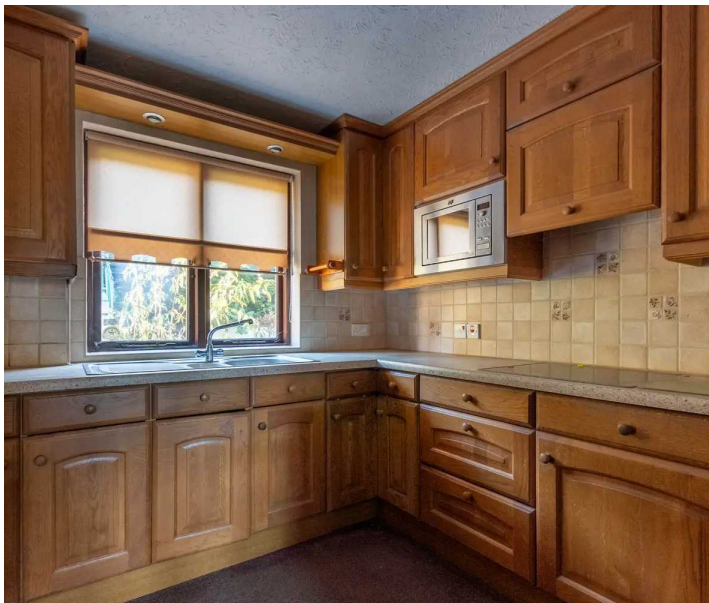
Both max. Single glazed door, internal door to garage.

### CLOAKROOM

5' 1" x 4' 6" (1.55m x 1.36m)

Both max. Double glazed window, heated towel radiator, W.C. wash hand basin.





## FIRST FLOOR

### BEDROOM

14' 0" x 8' 3" (4.26m x 2.51m)

Both max. Double glazed window, radiator, fitted wardrobe and cupboards.

### BEDROOM

12' 2" x 11' 7" (3.71m x 3.52m)

Both max. Double glazed window, radiator, fitted wardrobe and cupboards.

### EN-SUITE

9' 5" x 5' 8" (2.87m x 1.73m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity, fully tiled shower cubicle with thermostatic shower fitting, fully tiled walls, recessed spotlights.

### BEDROOM

11' 6" x 11' 1" (3.50m x 3.38m)

Both max. Double glazed window, radiator, fitted wardrobe, cupboards and desk.

### BEDROOM

10' 2" x 7' 10" (3.10m x 2.38m)

Both max. Double glazed window, radiator.

### BATHROOM

8' 2" x 8' 0" (2.50m x 2.43m)

Both max. Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin to vanity and bath with electric shower over, fully tiled walls, recessed spotlights.

### LANDING

10' 10" x 9' 5" (3.29m x 2.86m)

Both max. Loft access, built in cupboard.



## OUTSIDE

An enclosed garden to the rear with established hedges and a patio seating area with space for garden furniture. To the front is a long driveway which is surrounded by stocked borders and a lawn area.

## GARAGE

17' 42" x 8' 23" (5.31m x 2.51m) Up and over door, light and power.

## EPC RATING D

## SERVICES

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

## COUNCIL TAX: BAND E

## TENURE: FREEHOLD

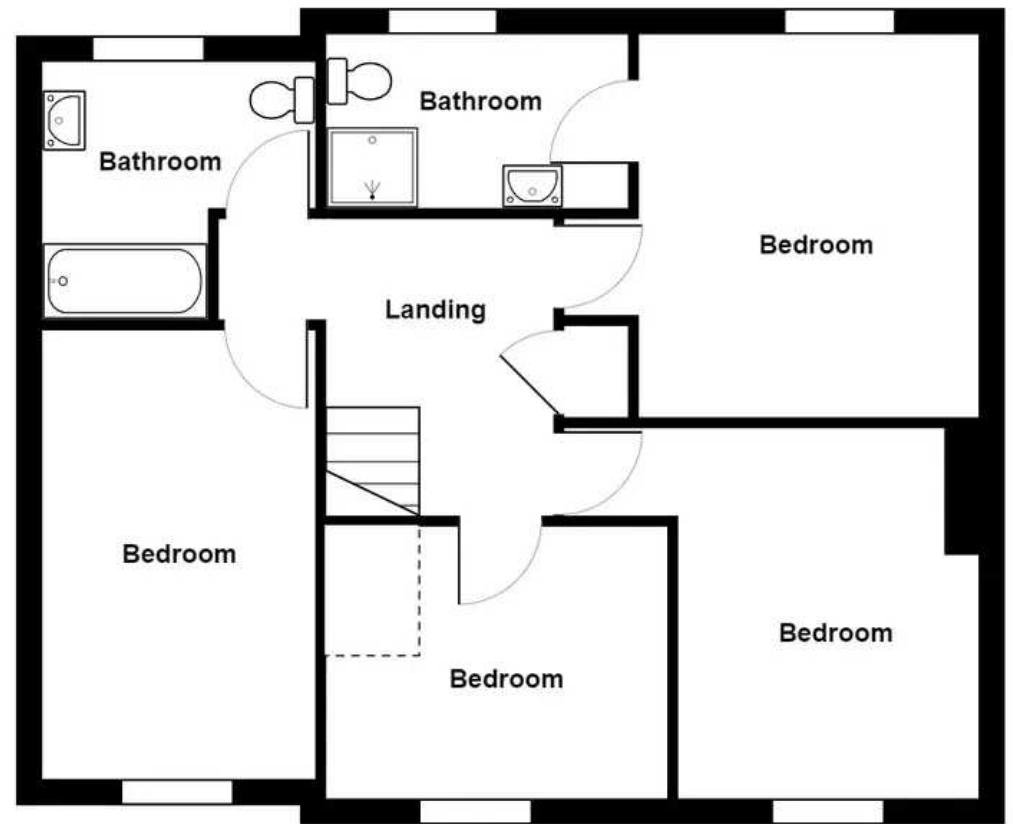
## DIRECTIONS

Proceed from Windermere into Bowness and at St Martins Church turn left into Kendal Road. Carry on down Kendal road and take the third left onto Brackenfield, follow the road round and take the second right to find number 16 on the right hand side. WHAT3WORDS:rips.final.clasping





**Ground Floor**



**First Floor**

16 Brackenfield, Bowness-On-Windermere

Total Area: 111.4 m<sup>2</sup> ... 1199 ft<sup>2</sup>

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

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