



# Windermere

**£525,000**

34 South Craig, Windermere, Cumbria, LA23 2JH

A larger than expected 3 bedroomed (1 en-suite) link-detached bungalow, occupying a sunny corner plot at the head of a private cul de sac.

Located in a sought-after area the property is close to the amenities of both Bowness and Windemere villages and has the benefit of private off road parking and garden.

## Quick Overview

- 3 bedroomed - link-detached bungalow
- 1 reception room and 2 bathrooms (1 en-suite)
- Peaceful yet convenient location
- Garden
- Spacious living area
- Close to amenities
- In good decorative order
- Ideal permanent residence or 2nd home
- Off road parking
- Superfast broadband of 54Mbps available



3



2



2



D



Superfast  
Broadband



Off Road  
Parking

Property Reference: W6034



Living Room



Living Room



Kitchen



Dining Room

**Description:** A larger than expected 3 bedroomed (1 en-suite) link-detached bungalow, occupying a sunny corner plot at the head of a private cul de sac.

Located in a sought-after area the property is close to the amenities of both Bowness and Windermere villages and has the benefit of private off road parking and garden.

**Location:** Located in a private cul de sac position, conveniently midway between Bowness and Windermere. From Windermere proceed towards Bowness on Lake Road, bearing left onto Beresford Road with Beresfords Restaurant on the corner. Turn first left onto South Craig and follow the road around and up the hill. No. 34 is on the right hand side at the head of the cul de sac at the bottom of the driveway.

**Property Overview:** Discover the perfect blend of comfort and convenience with this delightful 3 bedroom link-detached bungalow located on South Craig in the picturesque town of Windermere, this property offers a peaceful and idyllic setting. No 34 has converted the garage which creates an extra room for either a third bedroom or dining room if so desired. The property has double glazed windows and gas fired central heating. Outside the property enjoys a sunny 'corner' plot, with driveway parking and enclosed rear patio garden for ease of upkeep.

Located in the sought-after town of Windermere, this bungalow is conveniently situated near a range of amenities, including shops, restaurants, and schools. The stunning Lake Windermere is just a short distance away, offering endless opportunities for water sports, leisurely walks, and breathtaking views.

The property comprises of, entrance hall with access to the rear patio garden. The spacious living room features a large window that floods the room with natural light, creating a bright and airy atmosphere and has an electric fire. The dining room is a great space for entertaining and has patio doors leading to the rear patio garden which in the summer months is the perfect al fresco dining area! The kitchen is well equipped having wall and base units and inset sink plus integrated appliances of AEG electric oven, AEG induction hob with extractor over. There is also space for a microwave, fridge/freezer and washing machine. The 3 bedrooms are all large rooms and 2 offer built in wardrobes. Bedroom 1 has the benefit of an en-suite shower room providing a touch of luxury and convenience and there is also a house bathroom with WC, pedestal washbasin and bath with Mira shower over.

Outside, the property benefits from a private rear garden, providing a peaceful oasis to enjoy the fresh air and soak up the beautiful surroundings. There is driveway parking for 2 cars and communal lawn area to the side of the property.

**Accommodation:** (with approximate measurements)

**Entrance Hall** Door leads to rear patio garden.

**Living Room** 20' 0" x 11' 7" (6.1m x 3.53m)

**Dining Room** 18' 9" x 8' 6" (5.72m x 2.59m)

**Kitchen** 8' 5" x 8' 2" (2.57m x 2.49m)

**Bedroom 1** 12' 0" x 11' 5" (3.66m x 3.48m)

**En-suite**

**Door from dining room leads to:**

**Bedroom 2** 18' 11" into wardrobes x 7' 9" (5.77m x 2.36m)

**Bedroom 3** 11' 7" x 8' 10" (3.53m x 2.69m)

**Bathroom**

**Property Information:**

**Outside:** Garden area and driveway with parking for 2 cars to the front with rear paved patio garden with planted borders.

**Services:** Mains gas, water and electricity.

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** Westmorland and Furness Council - Band D.

**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:** //lists.euphoric.airless

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 16th January 2024 - not verified.



Bedroom 1



Bedroom 2



Rear Garden



Car port and communal garden

# 34 South Craig, Windermere, LA23

Approximate Area = 1151 sq ft / 106.9 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1074149

A thought from the owners...I have enjoyed living at South Craig and in the splendid quiet location, yet being close to all the amenities of Bowness-On- Windermere.

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