



48 Seedfield, Staveley  
£375,000





## 48 Seedfield

### Staveley

This charming detached bungalow is perfectly positioned in the highly sought after village of Staveley, offering a peaceful setting with excellent access to local amenities. With cafés, shops and beautiful countryside walks on the doorstep, it provides an ideal base for enjoying village life while being just a 10 minute drive from both Kendal and Windermere. The location also benefits from superb access to the M6 and the wider Lake District National Park.

Inside, the home offers a cosy living room with an attractive feature fireplace, creating a warm and inviting atmosphere. The modern, sleek fitted kitchen includes a built in dining area, providing a stylish and practical space for everyday living. Two spacious double bedrooms offer flexibility and comfort. All complemented by a contemporary shower room. The property also provides excellent storage with useful built in cupboards throughout.

Outside, the bungalow enjoys a low maintenance rear garden with a patio area, perfect for relaxing or outdoor dining. An attractive front garden enhances the property's kerb appeal, while driveway parking and a detached garage offer convenience and secure storage. This lovely home is ideal for those seeking easy living in a beautiful Lakeland village setting.



- Charming detached bungalow set in a highly sought after Staveley, Lake District location
- Cosy living room featuring an attractive fireplace for a warm, welcoming feel
- Modern, sleek fitted kitchen complete with a built in dining area
- Two spacious double bedrooms offering comfortable and versatile living space
- Contemporary shower room finished to a high modern standard
- Excellent storage throughout, including convenient built in cupboards
- Driveway providing easy, private off road parking
- Detached garage offering additional parking or secure storage
- Low maintenance rear garden with patio area plus an attractive front garden
- Perfectly positioned close to village walks, cafés, shops and just 10 minutes from both Kendal and Windermere, with superb access to the M6 motorway

#### **DIRECTIONS:**

To reach 48 Seedfield, Staveley (LA8 9NJ), enter Staveley via the A591 and turn onto the main road running through the village. Continue past the village centre, then take the turning onto Seedfield on your left. Follow the road along and number 48 will be located on your right hand side.

**WHAT3WORDS:** title.mulled.masterful

#### **SERVICES**

Mains electric, mains gas, mains water, mains drainage

#### **EPC RATING D**

#### **COUNCIL TAX BAND D**

#### **TENURE: FREEHOLD**

#### **IDENTIFICATION CHECKS**

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.







#### PORCH

12' 11" x 2' 10" (3.93m x 0.86m)

#### HALLWAY

18' 0" x 4' 1" (5.48m x 1.25m)

#### LIVING ROOM

17' 3" x 12' 6" (5.25m x 3.81m)

#### KITCHEN / DINER

19' 8" x 9' 4" (6.00m x 2.84m)





**BEDROOM**

11' 10" x 10' 3" (3.60m x 3.13m)

**BEDROOM**

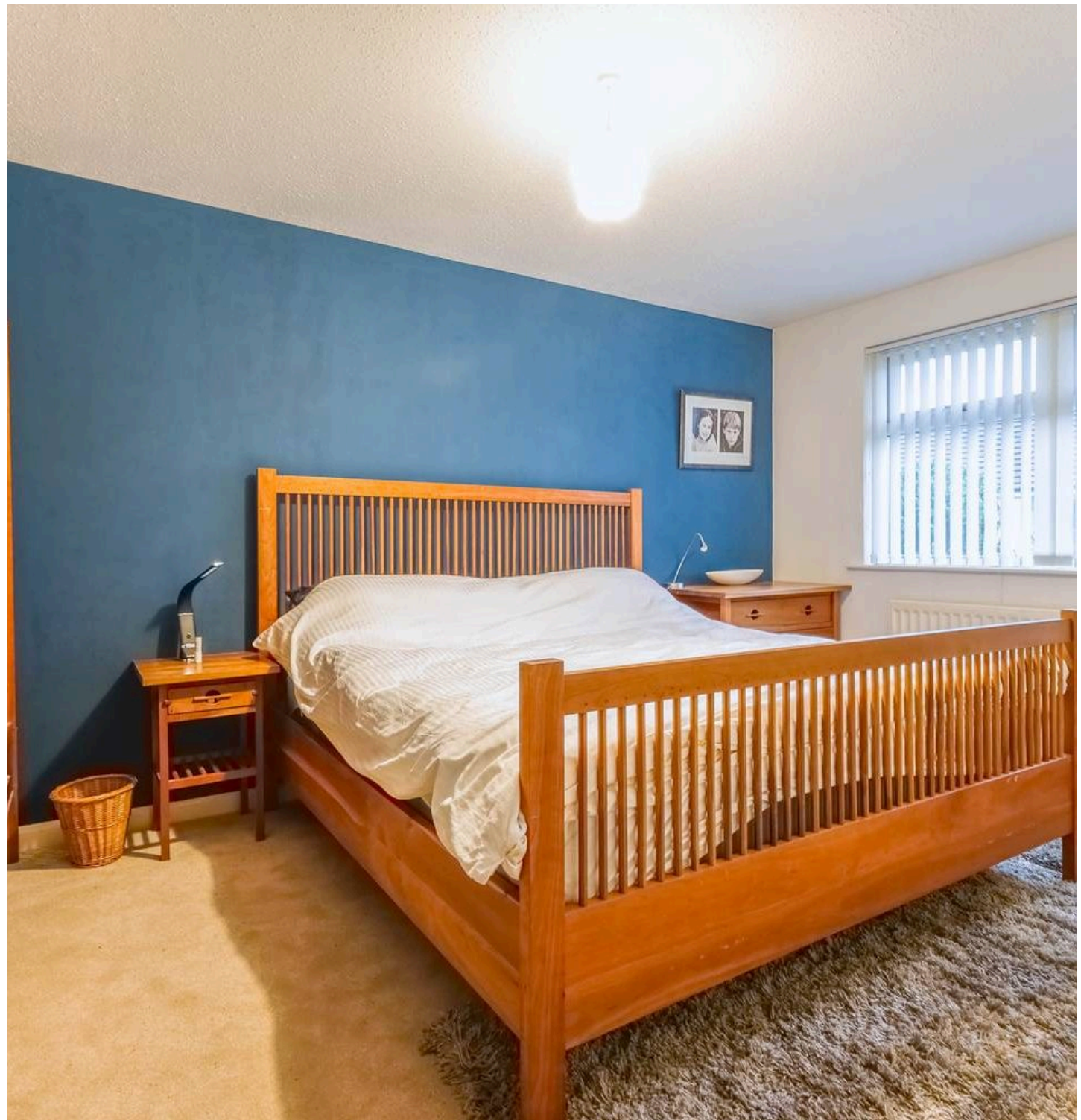
14' 10" x 10' 3" (4.52m x 3.12m)

**BATHROOM**

7' 10" x 5' 6" (2.40m x 1.68m)

**GARAGE**

17' 5" x 8' 9" (5.30m x 2.67m)



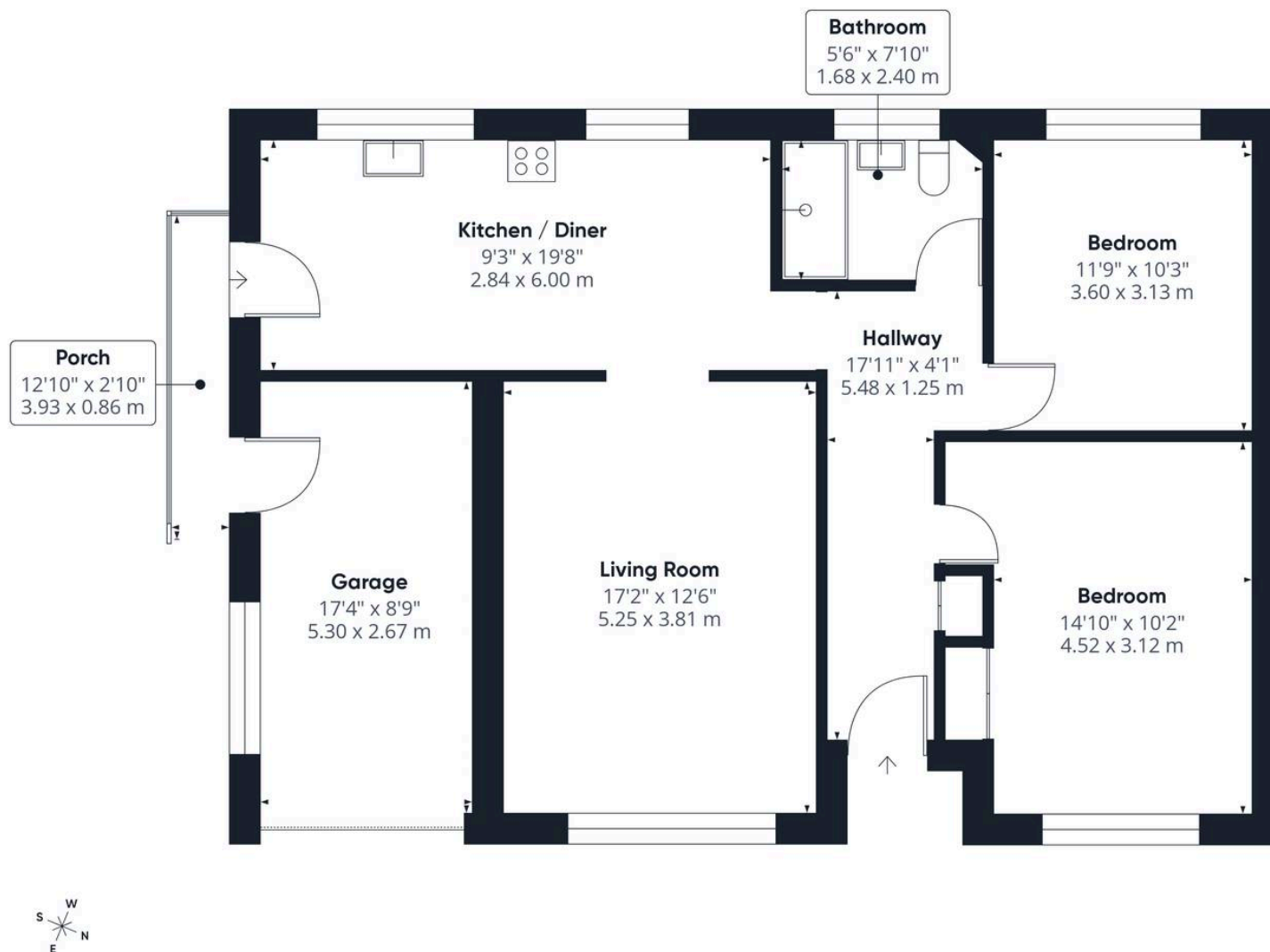












**Approximate total area<sup>(1)</sup>**

999 ft<sup>2</sup>  
92.7 m<sup>2</sup>

**Balconies and terraces**

37 ft<sup>2</sup>  
3.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

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