



**HACKNEY  
& LEIGH**

## Bowness-on-Windermere

**£375,000**

4 South Craig, Windermere, LA23 2JQ

Located in a peaceful yet accessible cul de sac position, this three bedroom detached house offers buyers scope to improve and personalise with the added advantage of a double garage and adaptable layout. Close to the centre of both Bowness and Windermere, this location offers the best of both worlds, tucked away for privacy yet amenities within close proximity.

### Quick Overview

3 Bedroom detached house

Ensuite bathroom and shower room

Peaceful yet convenient location, 10 minute walk to Windermere or Bowness lakeside

Opportunity to personalise

Gas central heating

Private secluded garden

No onward chain

Ideal permanent home or 2nd home

On Road parking and double garage

Ultrafast broadband available



3



2



1



E



Ultrafast  
Broadband



On-road parking  
and double garage

Property Reference: W6320



Kitchen



Living room



Bedroom 1



Bedroom 1

Stepping inside at ground floor level, you enter into a hallway giving access to the garage, shower room and the third bedroom. Bedroom 3 is designed with built-in cupboards and comfortably accommodates a double bed, making it an ideal space for guests or a home office.

The conveniently placed shower room has a WC, wash hand basin and a shower. Access to the double garage is located at the end of the hallway. A generous space that not only provides ample storage but also features electricity and plumbing for a washing machine.

Ascending the stairs, you are welcomed into the kitchen where there are a good range of wall and base units, contour worksurface with a fitted stainless steel sink, built in Hotpoint gas cooker and a built-in Sharp microwave. The kitchen's proportions allow for a small dining or breakfast table. With dual windows with a front aspect this is a light filled space with access to external steps to side. From the hall there is access to the Living Room and Bedrooms and a useful storage cupboard houses the gas fired Baxi boiler.

The Living Room is a generously proportioned, inviting space and features a large patio door, providing access to the garden and flooding the room with natural light. This room is perfect for relaxation and entertaining.

You'll also discover two additional bedrooms, located at the end of the hallway. Bedroom 1 offers ample built-in wardrobes and matching furniture and a large high level window and front aspect that enhances the room's natural light. This room also boasts a generously sized en-suite bathroom, complete with feature tiles, shower over bath, WC and wash basin. Fitted towel heater and a vanity mirror. Bedroom 2, currently utilised as a dining room is an adaptable space and features a large window with rear garden aspect and is spacious enough to accommodate a double bed and furniture offering flexibility to suit your needs.

The rear garden is mature and is slightly elevated to the rear of the property with shrubs, trees and all important patio area for enjoying those warmer weather days. Book a viewing today to appreciate this versatile home set in a convenient location.

**Kitchen** 3.65 x 4.02m (11'11" x 13'2")

**Living room** 3.62 x 5.24m (11'10" x 17'2")

**Hallway**

**Bedroom 1** 4.11 x 2.49m (13'6" x 8'2")

**Bathroom**

**Bedroom 2** 3.64 x 3.47m (11'11" x 11'4")

**Ground Floor**

**Bedroom 3** 3.37 x 2.10m (11'10" x 6'10")

**Shower room**

**Double garage** 5.19 x 4.63m (17'0" x 15'2")

**Services** Mains gas, water and electricity. Partial double glazed windows.

**Tenure** Freehold

**Council Tax** Westmoreland and 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.

**What 3 words and Directions** //epidemics.veal.expiring. From Windermere centre, travel down Lake road towards Bowness. Take a left turn onto Beresford road, and the first left into south craig. number 4 is directly ahead on the right hand side.

**Anti-Money Laundering Regulations** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Ensuite



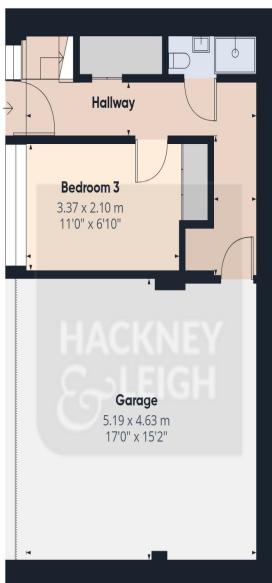
Bedroom 2/Dining room



Bedroom 3



Living room

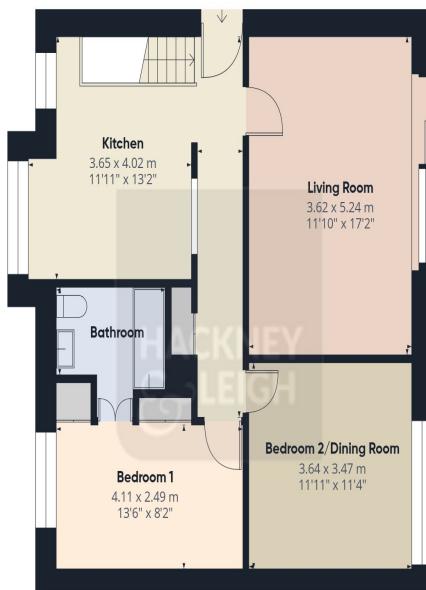


Floor 0

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

109.7 m<sup>2</sup>

1181 ft<sup>2</sup>



Floor 1

(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.

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A thought from the owners: A pleasant and quiet place to live. Just behind the main road but shielded from the noise of traffic.

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