



Windermere

£310,000

23 Craig Walk
Windermere
Cumbria
LA23 2HB

A traditional Lakeland stone and slated 3 bedroomed mid terrace house which is deceptively large with pleasant rear garden being conveniently located and gently elevated enjoying a pleasant aspect from the first floor.

Situated within a popular area and having been extended in the past, with living room, dining room, kitchen, 3 bedrooms, bathroom, utility and excellent cellar space ideal for storage. Gas fired central heating.

Property Ref: W5375





Living Room



Bedroom 1

Description: A traditional stone and slated mid terraced Lakeland Cottage. Situated between Windermere and Bowness in a very friendly neighbourhood. The accommodation briefly comprises living room, dining room, kitchen and cellar with utility, store and play room / office. To the first floor 3 bedrooms and bathroom. The rooms from the front on the first floor enjoy a pleasant aspect over Claife Heights with glimpses of Lake Windermere.

Location: Being conveniently located midway between the centres of Windermere and Bowness villages, From Windermere proceed towards Bowness on New Road/Lake Road bearing left immediately before the Police Station. Continue up Craig Walk and No.23 can be found on the left after the Meadow Road turning.

Accommodation: (with approximate measurements)
Entrance Porch

Living Room 14' 9" x 13' 6 max" (4.5m x 4.11m) Fireplace with working open fire and Lake stone hearth and wood surround.

Dining Room 13' 3" x 11' 6 max" (4.04m x 3.51m) Built in cupboards and inset shelving with stone feature.

Kitchen 10' 6" x 7' 8 max" (3.2m x 2.34m) Wall and base units, built in Bosch electric oven and built in Lamona gas hob with extractor over. Granite worktops and stainless steel sink. Built in fridge.

Staircase down to Cellar

Play Room/ Office 12' 4" x 6' 3" (3.76m x 1.91m) A small insulated office or play room space. LED spotlights, laminate flooring and electric radiator.

Store 12' 8" x 6' 8" (3.86m x 2.03m) Stone flooring.

Utility 11' 6" x 10' 5" (3.51m x 3.18m) Stainless steel sink, Boiler and Stelflow Immersion heater. Plumbing for washing machine.

Cloakroom WC, washbasin and storage cupboard. Part tiled walls.

Staircase from living room leads to first floor.



Kitchen

Landing Storage cupboard and loft hatch.

Bedroom 1 12' 6" x 8' 8" (3.81m x 2.64m) Views to the fells and glimpses of Lake Windermere.

Bedroom 2 12' 5" x 9' 0" (3.78m x 2.74m) Views to the rear garden.

Bedroom 3 9' 6" x 5' 9" (2.9m x 1.75m) Views to the fells and glimpses of Lake Windermere.

Bathroom Three piece white suite of WC, inset washbasin and vanity unit, bath with Bristol shower over. Part tiled walls, inset cupboard and heated towel rail, electric under floor heating.

Outside: Paved area to the front of the property. To the rear of the property is a patio area and lawn. Gate leads to shared rear lane.

Services: Mains gas, water, electricity and drainage. Gas fired central heating and double glazed throughout.

Council Tax: South Lakeland District Council - Band D

Tenure: Freehold. Vacant possession upon completion.

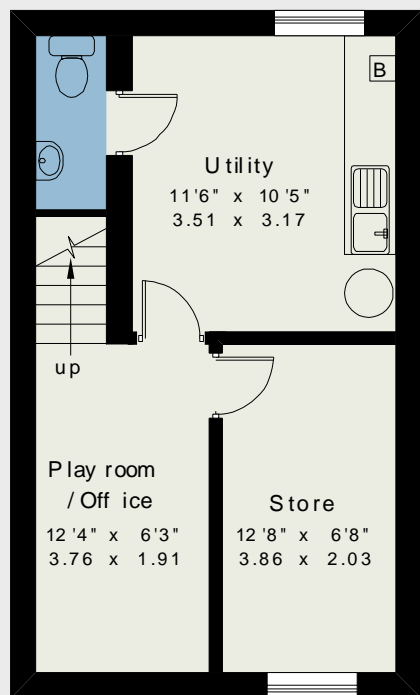
Viewings: Strictly by appointment with Hackney & Leigh Windermere



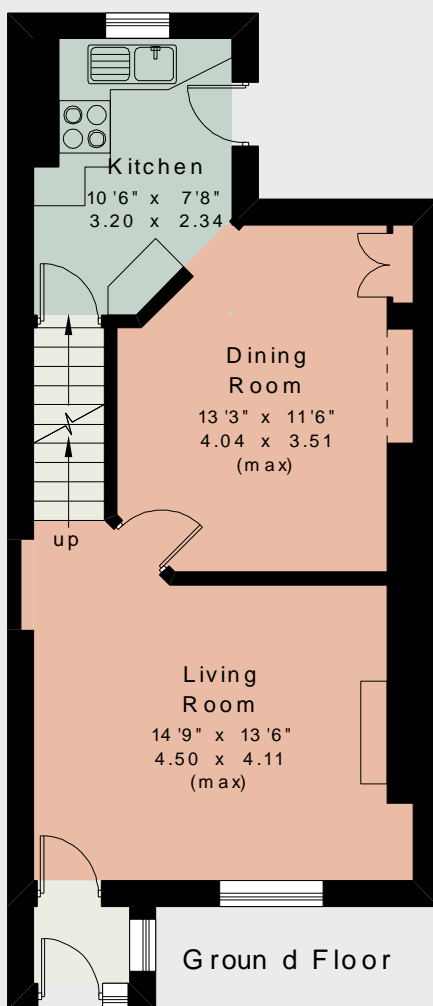
Bedroom 2

Sales Office.

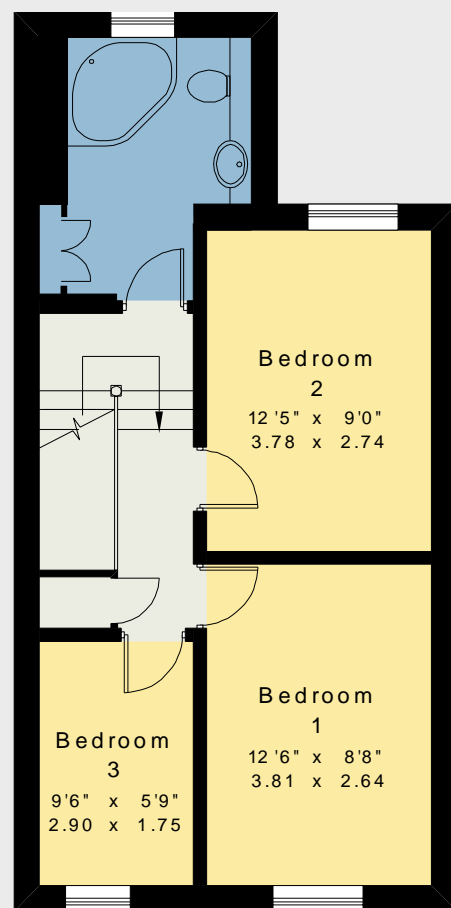
Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.



Cellar



Ground Floor



First Floor

Approx Gross Floor Area = 124.6 Sq. Feet
= 115.50 Sq. Metres

For illustrative purposes only. Not to scale.

A thought from the owners...

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