

**£385,000**

2 Annisgarth Drive  
Windermere  
LA23 2HD

A modern 2 bedrooomed link-detached house with clean lines and a neutral décor in a fantastic location within easy reach of Bowness Village, Windermere Village and the Lake. The property has views of Lake Windermere and surrounding fells and is bathed in light with some rooms benefiting from large dual aspect windows. This property has an easily maintainable garden, garage and off road parking.

Property Ref: W5583

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Living Room



Kitchen

**Description:** 2 Annisgarth Drive offers modern and spacious accommodation with contemporary fixtures and fittings. The accommodation consists of an entrance hall, kitchen, dining room, living room and shower room all downstairs. Upstairs you will find two Jack & Jill linked bedrooms via a large cupboard and washroom with access from the first floor landing. The property has uPVC double glazed windows and gas fired central heating

Outside is a lawned front garden, private parking space for 2 cars, garage and lovely garden with Astro Turf and timber decking as well as flower beds; offering a view of the Lake and some surrounding countryside.

**Location:** The property is situated within easy access of all local amenities both Windermere and Bowness have to offer as well as quick access to the lake, making this property in a well sought after and popular location. Other Lakeland towns and villages as well as the main roads are also within easy reach.

Driving from Windermere village centre, take Lake Road towards Bowness then turn left onto Craig Walk before you get to the Police Station. Carry on up the road passing Meadow Road and then you will see 2 Annisgarth Drive on the corner of Craig Walk and Annisgarth Drive on the right. The driveway and garage is past the house a little way up on the right.

**Accommodation: (With approximate measurements)**

**Entrance Hall** Wood effect laminate flooring, dual aspect uPVC double glazed entrance, storage cupboard, access to all ground floor rooms and stairs to first floor.

**Living Room** 17' x 11' 11" (5.18m x 3.63m) Dual aspect windows offering partial lake and excellent fell views and wood effect laminate flooring.

**Dining Room** 10' 10" x 8' 3" (3.3m x 2.51m) Wood effect flooring, access to decked patio area and garden via uPVC French doors.

**Kitchen** 11' x 10' 7" (3.35m x 3.23m) Tiled floor, fitted base and wall units, integrated fridge/freezer, Neff gas range hob and electric fan oven, dual aspect windows, integrated Neff



Bedroom 2

microwave, washing machine, inset stainless steel sink, under stairs storage cupboard, access to dining room and access to the garden.

**Shower Room** Tiled walls and floor, large walk in shower with glass screen and a plumbed in ladder heated towel rail.

#### First Floor

**Bedroom 1** 10' 7" x 11' (3.23m x 3.35m) Built in wardrobes, walk in cupboard and Jack & Jill access to WC and Bedroom 2, exposed floorboards.

**WC and Walk in Cupboard** Gas fired combi boiler, WC, dual sinks, plumbed heated towel rail, clothes rail, large built in cupboard and wall storage.

**Bedroom 2** 10' 10" x 8' 2" (3.3m x 2.49m) Direct access to WC, laminate flooring.

**Outside:** Private rear garden wall and timber decked seating area, Astro Turf artificial lawn, flower beds. Side access to parking space and garage, lake views, front lawn.

**Garage** 18' 5" x 9' 5" (5.61m x 2.87m)

**Services:** Mains gas, electric, drainage and water. Gas fired central heating to radiators.



Bedroom 1

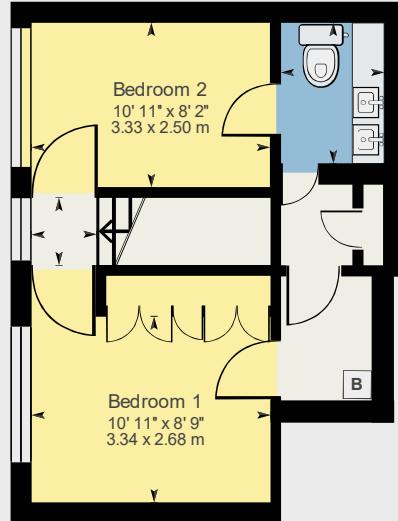
**Council Tax:** South Lakeland District Council - Band D

**Tenure:** Freehold.

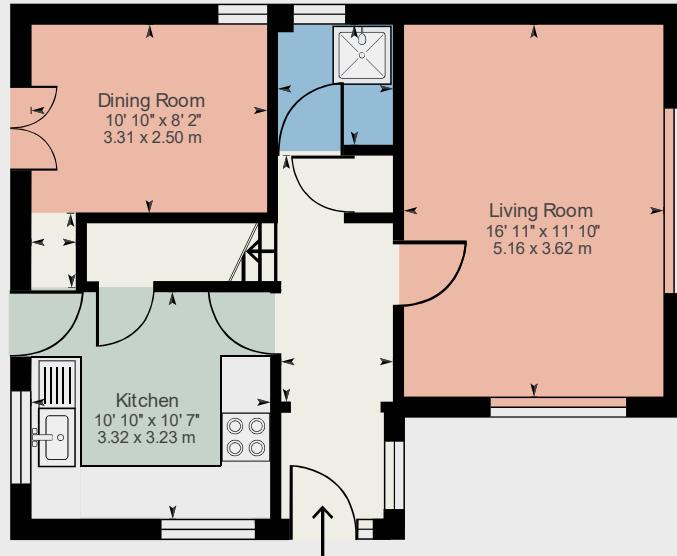
**Viewings:** Strictly by appointment with Hackney & Leigh Windermere Sales Office.

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

1st Floor



Ground Floor



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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