



14 North Craig, Windermere  
£500,000



## 14 North Craig

Windermere, Windermere

This well presented detached bungalow is pleasantly located in a popular residential area, convenient for the amenities available in Windermere and Bowness villages, within walking distance of cafes and bars, post office, bakery, pharmacy with links to public transport services and the M6 motorway.

The accommodation comprises a spacious sitting room with log-burning stove, patio doors to the rear garden with views through woodland to Lakeland Fells. A dining room opens to the light modern kitchen which is equipped with integrated appliances and has access to the courtyard.

There are three double bedrooms, one with ensuite toilet. The modern bathroom suite comprises wc, pedestal basin, bath with shower over and heated towel rail. From the hall there is access to the garage through a utility room. There is a 2nd porch with storage, entered from the ramp and decking. The property benefits from double glazing and gas central heating.

Outside there is a garage, sunny paved courtyard ideal for relaxing and entertaining, with access to further enclosed yard and gate access to the road. The rear garden has decking and ramp access to the house, slate gravel, well stocked borders, established hedges and views through woodland to Lakeland Fells.

The house is situated on 'The Craig Estate' which are private grounds of woodland and rock gardens. There is also a communal area for storage of trailers, boats, caravans. The road is adopted and council maintained.

## GROUND FLOOR

### SITTING ROOM

19' 11" x 11' 8" (6.06m x 3.55m)

6.06m x 3.55m (19' 11" x 11' 8") Double glazed French doors, radiator, wood burning stove.

### DINING ROOM

13' 3" x 8' 7" (4.04m x 2.61m)

4.04m x 2.61m (13' 3" x 8' 7") Radiator, access to partially boarded loft with light.

### KITCHEN

12' 0" x 10' 10" (3.65m x 3.30m)

3.65m x 3.30m (12' 0" x 10' 10") Double glazed door, double glazed windows, sky light, good range of base and wall units, sink, integrated appliances including oven, grill and microwave, electric hob with extractor/filter over, dishwasher and fridge freezer, granite worktop, granite splashback, recessed spot lights.





#### **BEDROOM**

13' 0" x 9' 1" (3.97m x 2.76m)  
3.97m x 2.76m (13' 0" x 9' 1") Double glazed window, radiator.

#### **ENSUITE TOILET**

7' 0" x 3' 4" (2.13m x 1.02m)  
2.13m x 1.02m (7' 0" x 3' 4") Double glazed window, W.C. wash hand basin.

#### **BEDROOM**

12' 0" x 11' 11" (3.65m x 3.64m)  
3.65m x 3.64m (12' 0" x 11' 11") Double glazed window, radiator.

#### **BEDROOM**

12' 0" x 8' 11" (3.66m x 2.72m)  
3.66m x 2.72m (12' 0" x 8' 11") Double glazed window, radiator.

#### **BATHROOM**

8' 6" x 5' 6" (2.59m x 1.68m)  
2.59m x 1.68m (8' 6" x 5' 6") Double glazed window, heated towel radiator, three piece suite comprises W.C. wash hand basin and bath with thermostatic shower fitment over, panelled walls, built in cupboard housing gas combination boiler, extractor fan.

#### **HALLWAY**

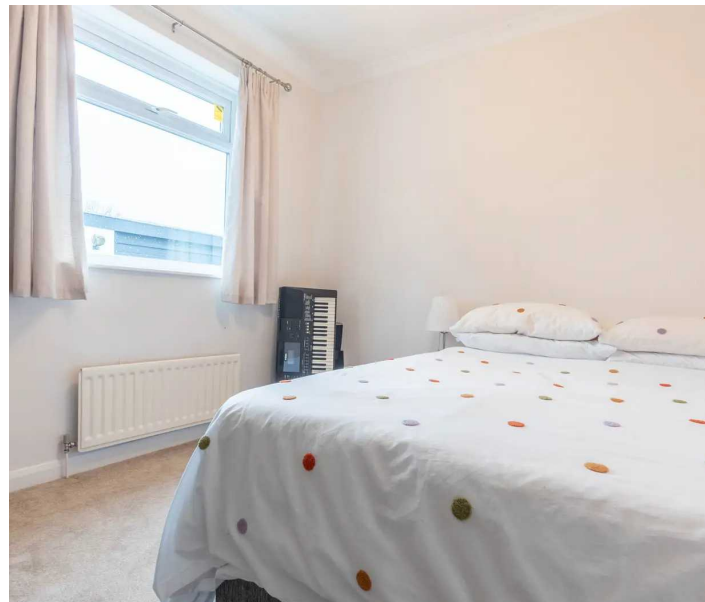
17' 5" x 8' 6" (5.32m x 2.59m)  
5.32m x 2.59m (17' 5" x 8' 6") Double glazed door, double glazed window, built in cupboard, radiator.

#### **UTILITY ROOM**

8' 7" x 4' 6" (2.62m x 1.36m)  
2.62m x 1.36m (8' 7" x 4' 6") Fitted shelves.

#### **REAR PORCH**

6' 4" x 4' 2" (1.92m x 1.27m)  
1.92m x 1.27m (6' 4" x 4' 2") Double glazed door, cupboards and shelves.





## GARDEN

Gardens to the front and rear. The rear garden having decking with ramp, slate gravel, patio and well stocked borders with an established hedge. To the front is an enclosed paved courtyard with access to a further enclosed yard with slate gravel and access to the road. The house is situated on 'The Craig' which are private grounds of woodland and rock gardens. There is also a communal area for storage of trailers, boats, caravans on the estate.

## GARAGE

14' 23" x 8' 75" (4.34m x 2.67m) Up and over door, single glazed window, plumbing for washer dryer, light and power.

## SERVICES

Mains gas, mains electric, mains water and mains drainage.

## COUNCIL TAX Band E

## EPC RATING- D

## TENURE Freehold





TOTAL APPROX. FLOOR AREA 1266 SQ FT. (117.6 SQ M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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