



31 Seedfield, Staveley
£350,000



31 Seedfield

Staveley

Nestled within the popular Lake District village of Staveley, is this well proportioned, detached bungalow. The village boasts numerous amenities including a , cafes, convenience store, bakery, church, primary school, railway station, public houses/brewery/restaurants, doctors surgery, chemist and the ever popular Mill Yard. Staveley is located between the market town of Kendal and Windermere village and is within easy reach of the M6.

Upon entering, the hallway leads to the sitting room which features a recently installed multi fuel stove, ideal for cosy evenings spent unwinding. The kitchen provides ample storage, while the adjacent dining room and insulated and heated conservatory offer versatile areas for dining and relaxation, flooded with natural light throughout the day.

The property comprises two generously sized double bedrooms, ensuring comfortable accommodation for residents or guests and a newly upgraded bathroom suite with a feature roll top bath.

Externally, the property features gardens to the front and rear with the rear having a garden shed and greenhouse. A driveway provides off road parking options and a further garage/store perfect for all your storage needs. There is double glazing, fully insulated, gas central heating to ensure comfort and efficiency year-round and solar panels. There is also a substantial loft which has two access points, one in the hallway and one in the kitchen. The loft is fully insulated and boarded throughout.

Situated within the sought-after village of Staveley, residents benefit from easy access to a range of local amenities, including shops, schools, and recreational facilities. The property's location also boasts excellent transport links, with nearby road networks, rail services, and bus routes connecting residents to surrounding areas and beyond.

- Well proportioned detached bungalow
- Sitting room with multi fuel stove
- Dining room leading in to a delightful heated and insulated conservatory
- Extended kitchen with access to the side porch
- Two double bedrooms
- Modern bathroom with free-standing bath and shower
- Double glazing, gas central heating and solar panels
- Charming cottage style gardens with raised flower beds to the front and rear
- Off road parking and store/half garage
- Situated in the popular Lakeland village of Staveley

DIRECTIONS

From Windermere follow the A591 towards Kendal. Take the first exit into Staveley and turn right on to Station Road proceeding over the train line on to Crook Road. Turn left on to Seedfield to find number 31 on the left. **WHAT3WORDS:**buns.faded.dumps

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

SERVICES Mains gas, electric, water and drainage, fibre broadband.

COUNCIL TAX BAND D





ENTRANCE HALL

16' 5" x 6' 1" (5.01m x 1.86m)

SITTING ROOM

17' 3" x 12' 6" (5.25m x 3.82m)

DINING ROOM

9' 4" x 9' 0" (2.84m x 2.75m)

SUNROOM

17' 10" x 9' 9" (5.43m x 2.97m)

KITCHEN

19' 9" x 10' 8" (6.02m x 3.24m)

PORCH

8' 7" x 3' 0" (2.62m x 0.92m)

BEDROOM

12' 10" x 12' 9" (3.92m x 3.89m)

BEDROOM

11' 8" x 9' 11" (3.55m x 3.01m)

BATHROOM

8' 0" x 7' 3" (2.44m x 2.20m)

STORE/PARTIAL GARAGE

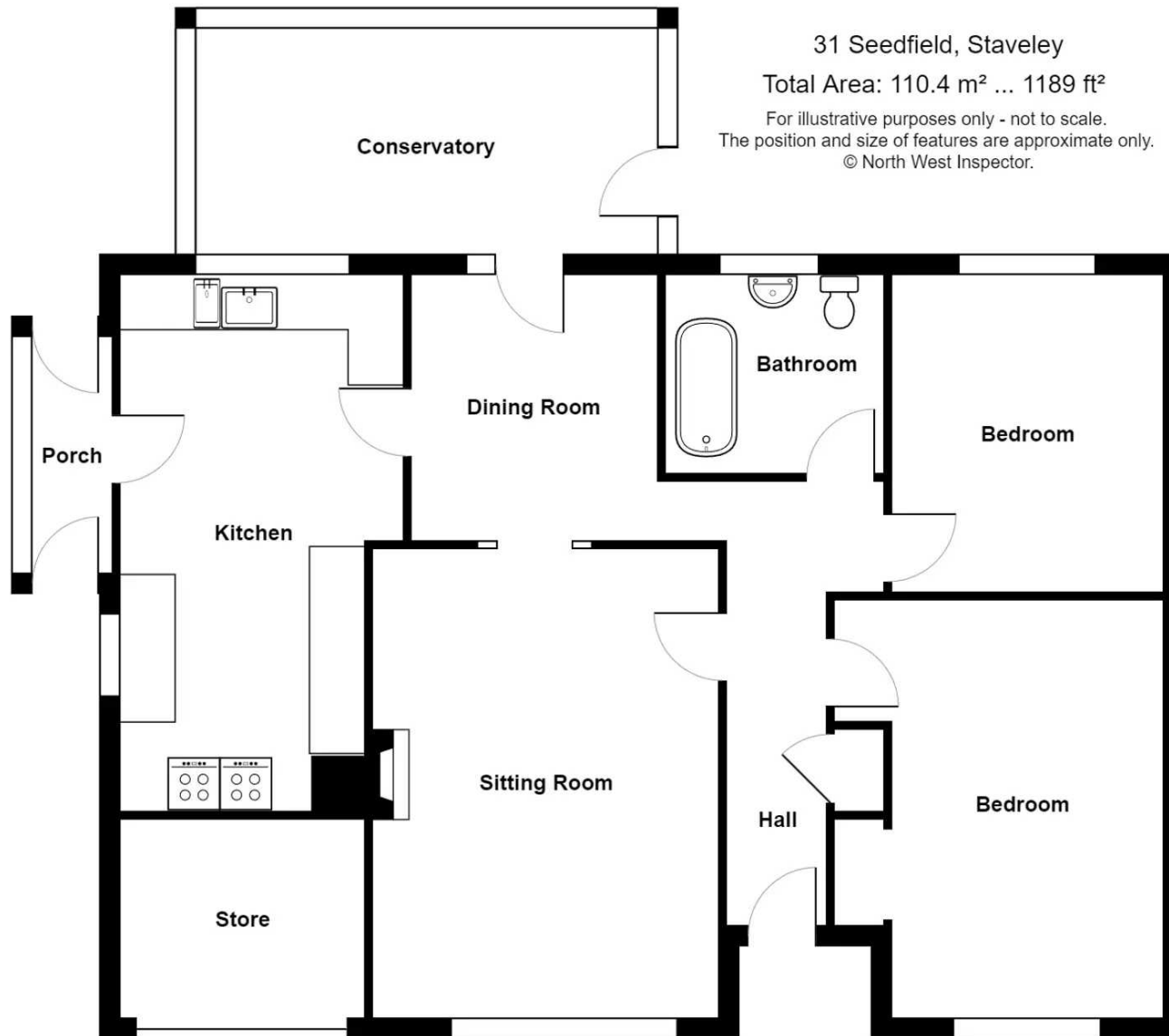
8' 10" x 7' 3" (2.70m x 2.20m)











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