



7 Winstanley Place, Bowston  
£279,000





## 7 Winstanley Place

Bowston, Kendal

A terraced property occupying a position within the rural hamlet of Bowston which is located on the edge of the National Park and offers convenient access to both the market town of Kendal and Windermere.

Nestled in a charming village location, this 2-bedroom terraced cottage exudes character and warmth. As you step into the property, you are welcomed by a cosy sitting room boasting views to the front and rear, creating a light and airy atmosphere. The modern fitted kitchen diner offers a perfect space for social gatherings and leads out to the delightful rear garden, ideal for enjoying a morning coffee or dining al fresco. Upstairs, you will find two double bedrooms and a three-piece suite bathroom, providing comfortable living spaces. Further benefits include double glazing and gas central heating.

Step outside to discover the outside space this property has to offer. The rear garden has a lush lawn leading to a paved patio seating area, perfect for relaxing or entertaining guests. Beautiful views of the back fields add a touch of serenity to the outdoor space. The front of the property boasts a substantial communal lawn with a magnificent tree that blooms in the spring, creating a picturesque setting. A charming seating areas invites you to sit back and soak up the sun. Additionally, on-street parking adds convenience for residents and visitors alike. Whether you're enjoying the tranquillity of the garden or the beauty of the communal grounds, this property offers a wonderful opportunity to embrace the joys of village life while being just a stone's throw away from all the local amenities you need.

- Charming terraced cottage
- Sitting room with views to the front and rear
- Modern fitted kitchen diner with access to the garden
- Three piece suite bathroom
- Double glazing and gas central heating
- Delightful garden to the rear and communal grounds to the front
- On street parking
- Charming village location
- Easy access to local amenities

From Kendal take the A5284 Windermere Road north towards Windermere. At the roundabout take the third exit on to A591 and continue to Plantation Bridge after passing the petrol station on the right take the next right hand turn on to Winder Lane. Continue along this road until you enter Bowston, follow the as it bends to the left and 7 Winstanley Place can be found on the right.

WHAT3WORDS:///health.sweeping.uproot

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







## GROUND FLOOR

### ENTRANCE HALL

6' 4" x 3' 2" (1.93m x 0.96m)

### SITTING ROOM

13' 9" x 12' 10" (4.19m x 3.91m)

### KITCHEN DINER

14' 3" x 9' 10" (4.34m x 3.00m)

## FIRST FLOOR

### LANDING

7' 5" x 4' 11" (2.25m x 1.49m)

### BEDROOM

14' 3" x 9' 11" (4.34m x 3.02m)

### BEDROOM

12' 9" x 8' 6" (3.89m x 2.59m)

### BATHROOM

8' 0" x 4' 11" (2.45m x 1.49m)

## IDENTIFICATION CHECKS

Should a purchaser(s) have an offer accepted on a property marketed by THW Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £43.20 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## EPC RATING

## SERVICES

Mains electric, mains gas, mains water, mains drainage

## COUNCIL TAX:BAND B

## TENURE:FREEHOLD

## DIRECTIONS



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## THW Estate Agents

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