



## Bowness On Windermere

£685,000

12 Fairfield, Bowness On Windermere, Cumbria, LA23 3AL

Set in a elevated position above Bowness village this spacious 4 bedroomed property is an ideal family home with driveway parking for several cars, large garage and front and rear gardens. The open plan living modern accommodation is light and tastefully decorated throughout ready for the new owner to simply move in and enjoy!

**Anti-Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



### Quick Overview

- 4 Bedroomed link detached house
- 2/3 Reception rooms, 1 bathroom and 1 shower room
- Quiet cul-de-sac location
- Front and rear gardens
- Pleasant views towards the Lakeland Fells
- Close to amenities
- Good decorative order
- A lovely family home
- Garage and driveway parking
- Superfast Broadband available of 47 Mbps

Property Reference: W6020





Lounge



Living Room



Ordnance Survey Plan



Kitchen

**Description:** A superb spacious family home set on the outskirts of Bowness village yet only a short walk from Windermere Lake shore and the array of amenities the village has to offer. Set at the head of the cul-de-sac this property offers much more than first appearances might have you believe.

Entering the property to the modern and welcoming entrance hall with cloaks cupboard and polished hardwood floor it offers the perfect welcome after a busy day. Through to the inner hall with useful WC and access to the cosy lounge. The lounge has lovely picture windows offering glimpses of the Lakeland Fells and allowing plenty of natural light and a wood burning stove set on a polished slate hearth, its the perfect room to relax and keep warm by fire.

From the hallway there are a few steps to the large open plan kitchen, dining room and living room- the hub of the house! The kitchen is modern and light and offers plenty of space with granite worktops, large breakfast island with drawers, inset Franke sink, matt finish wall and base units and fantastic integrated Neff appliances of 5 ring induction hob with extractor hood over, Neff oven and separate grill and dishwasher. The dining area has ample space for a large table for family meals and the polished wood flooring continues from the hallway through to this area and the living room; the living room has sliding patio doors providing plenty of light and access to the rear garden which has slate chippings and a lawned area plus access to the utility and garage.

The stairs from the ground floor lead to the first floor and landing area which has loft access. To the first floor there are 4 good sized bedrooms, 3 of which have good sized built -in cupboards Bedrooms 1 and 2 have lovely bay windows with deep sills and views towards the Lakeland Fells. The 4 piece house bathroom and separate 3 piece shower room both have white modern suites.

The large garage offers a dual use in that the front part is utilised as a garage with an up and over door and is large enough to fit a vehicle in and the rear part is a fantastic store/utility area having light, power and heating, worktops and cupboard and housing the gas central heating boiler, a really good space and an asset to the house.

**Location:** Set at the heart of the Lake District National Park within the popular village of Bowness on Windermere, 12 Fairfield is placed in a quiet cul-de-sac but just one step removed from the bustling village of Bowness yet convenient for all its facilities.

From the mini roundabout in the centre of Bowness village take the road towards St Martins Church turning left into Kendal Road and then immediately left up Brantfell Road. The entrance to Fairfield can be found half way up on the right hand side with no.12 being at the head of the cul-de-sac.

Accommodation: (with approximate measurements)

Entrance Hall

Inner Hall

WC

Lounge 17' 0" x 13' 9" Max (5.18m x 4.19m Max)

Open Plan Living Room/Kitchen/Dining Room 24' 0" Max x 22' 0" Max (7.32m Max x 6.71m Max)

Stairs to First Floor Access to loft space.

Bedroom 1 14' 0" Max x 12' 0" (4.27m x 3.66m)

Bedroom 2 11' 10" x 11' 8" (3.61m x 3.56m) Plus Wardrobes

Bedroom 3 15' 5" x 8' 4" Min (4.7m x 2.54m Min)

Bedroom 4 10' 7" x 8' 8" (3.23m x 2.64m)

Bathroom

Shower Room

Utility 19' 8" x 8' 10" (5.99m x 2.69m)

Garage 20' 0" x 9' 0" (6.1m x 2.74m)

Property Information:

Services: Mains water, drainage, gas and electricity. Double glazed windows and gas fired central heating to radiators.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Westmorland and Furness Council - Band F.

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

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

What3Words: ///yield.ground.luckier

Notes: \*Checked on <https://checker.ofcom.org.uk> 22nd November 2023 - not verified.



Bedroom 1



Bedroom 2



Bedroom 3



Views



# 12 Fairfield, Bowness-on-Windermere, LA23

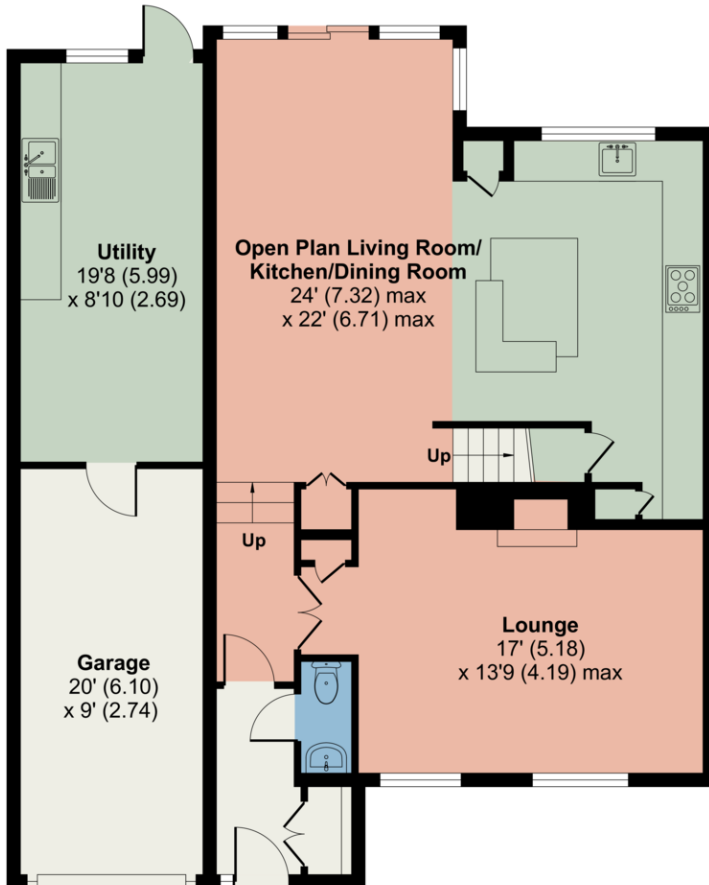


Approximate Area = 1675 sq ft / 155.6 sq m

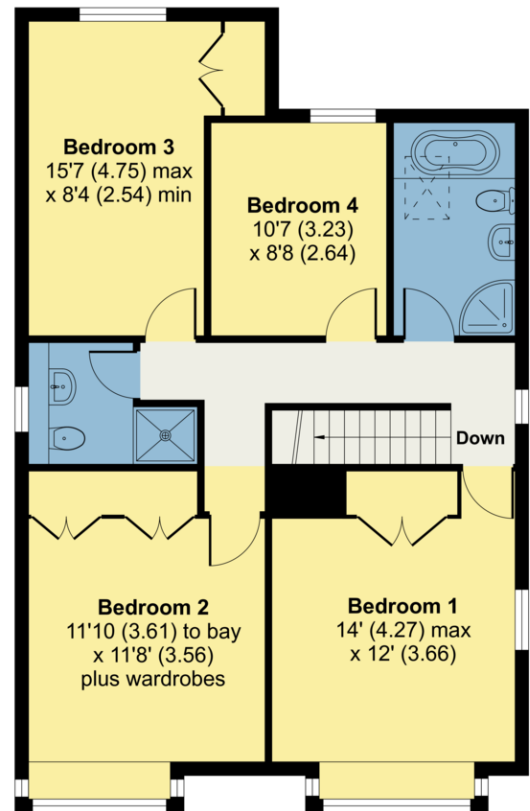
Garage = 360 sq ft / 33.4 sq m

Total = 2035 sq ft / 189 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hackney & Leigh. REF: 1059056

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract. \*Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 24/11/2023.

Request a Viewing Online or Call 015394 44461