



Bowness-on-Windermere

£675,000

17 South Craig, Bowness-on-Windermere, LA23 2JH

Step inside this immaculate, deceptively spacious three-bedroom detached dormer bungalow tucked away in the picturesque town of Bowness-on-Windermere. It features two inviting reception rooms with electric living flame fires, perfect for relaxing evenings. The modern kitchen provides excellent space for cooking and entertaining. This charming property combines character, comfort and contemporary living.

Quick Overview

- 3 bedroom detached dormer bungalow
- 1 bathroom, 2 ensuite shower rooms
- 2 reception rooms
- Spacious sun room
- Outdoor entertainment area and gazebo with rolling sides
- In immaculate order
- Well stocked and maintained front and rear gardens
- Convenient location for all village amenities and transport links
- Double garage and parking for 1 extra car
- ** Ultrafast fibre broadband



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Ultrafast
Fibre
Broadband



Double garage
and parking for 1
extra car

Property Reference: W6345



Living Room



Dining area



Kitchen



Open plan dining / kitchen

Once inside, you'll be greeted by a spacious open-plan kitchen and dining room, designed for modern living and entertaining. The kitchen features granite work tops, Neff 5 plate Induction hob with extractor, a Neff integral microwave and oven and integral fridge/freezer as well as a Bosch washer and slimline dishwasher and a 16-bottle wine cooler. Completing the kitchen is an instant hot water tap and an electric charging station. There are ample wall and base units for all your culinary requirements.

The adjoining dining area is perfect for family meals or hosting dinner parties with friends with an inset TV and an electric living flame fire with granite hearth and surrounds provides the perfect focal point for chilly evenings. The bi-folding doors connect indoors to outdoors leading to the rear patio and outdoor seating area and garden. The directional downlighters adding a touch of ambiance.

Down the hallway you will find the family bathroom with stunning ceramic tiling, a cast iron slipper bath, WC and vanity unit with wash hand basin and heated towel rail completing this room.

Adjacent is bedroom 3, offers a pull down double bed with side built in wardrobes, a sliding door allowing extra room space.

At the end of hallway you are greeted by the living room, the generous layout offers plenty of scope for family life or entertaining. An electric living flame fire with granite hearth for the cooler evenings and aluminium uPVC doors connecting the sun room, offering a touch of elegance to both rooms. The sun room features marble window sills, uPVC windows and roof, bathed in natural light, providing a tranquil space to relax and enjoy views of the surrounding gardens or enjoy your morning coffee.

A stairway with glass banisters leads to the first floor and to the bedrooms. The hallway houses 3 double built in wardrobes freeing up space in the bedrooms and fully utilizing this space.

The principal bedroom's standout feature is the electric living flame fire and Juliet balcony that offers a lovely aspect of the rear garden. The ensuite shower room offers a large walk in rainfall shower, vanity unit and WC as well as a lit mirror, cupboards for storage and a space saving box sliding door.

Further down the hall is bedroom 2 with a pull-down double bed and built in cupboard, again offering great space saving when unoccupied. Also featuring a Juliet balcony and overlooking the garden as well as an ensuite with walk in shower, corner WC and wash hand basin. The electric blinds offering a further touch of elegance and box sliding doors for added space saving.

Outside the property, on offer is a double garage with an up and over electric door, electric car charging point, parking for 2 cars as well as full Wifi. Storage cupboards house an integral fridge and freezer and tumble dryer.

The front garden is paved with resin and easily maintained with pot plants and a seating area. To the exterior of the garden is an extra parking space for guests.

The rear garden is elevated, and offers a resin walk way around the house and to the garden gates. The garden has electric and L.E.D. lights, well stocked, a private sun trap lounging area and shed as well as a gazebo with roll down sides, double electric sockets, laminated floor, perfect for your entertainment purposes.



Living Room



Sun Room



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 3

This stunning residence has been renovated in the last two years, with Amtico flooring on the ground floor, all lights can be operated by your smart phone, blue tooth speakers throughout the home and garage, aluminium doors for the exterior doors as well as box sliding doors fitted to the bedrooms, bathroom and shower rooms. A 6-camera security system has been installed that captures a full surround of the property for added peace of mind. A Viesman central heating boiler system and a recently fitted new roof on the garage making this home extremely desirable for family residence or a holiday retreat offering style, convenience and flexible living.

Kitchen area: 12' 0" x 9' 0" (3.68m x 2.76m)

Dining area: 12' 9" x 11' 11" (3.89m x 3.64m)

Bathroom

Bedroom 3: 8' 6" x 8' 2" (2.61m x 2.51m)

Living Room: 17' 3" x 12' 0" (5.26m x 3.67m)

Sunroom: 8' 5" x 6' 11" (2.57m x 2.11m)

First Floor

Bedroom 1: 12' 9" x 11' 11" (3.90m x 3.64m)

Ensuite

Bedroom 2: 12' 3" x 9' 7" (3.75m x 2.94m)

Ensuite

Double Garage: 18' 6" x 16' 10" (5.65m x 5.15m)

Property information

Council Tax: South Lakeland District Council, Band E.

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

Services: Mains gas, water, drainage and electricity. Gas fired central heating.

Tenure: Freehold (Vacant possession upon completion).

Viewings: Strictly by appointment with Hackney & Leigh.

what3words and directions: [///gloom.mashing.confident](https://www.what3words.com/#!/en-gb/gloom.mashing.confident)

From New Road, Windermere, continue towards Bowness. The turning for South Craig is on the left hand side after the park. Then take the first left again onto South Craig, and then turn right. Number 17 is on the left hand side as you drive up the hill.

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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Front potted garden



Rear garden and seating area



Entertainment area - rear garden



Rear garden

Request a Viewing Online or Call 015394 44461

Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team
Call **015394 44461** or request online.



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Ground Floor Building 1

First Floor Building 1



Detached Garage Building 2

Approximate total area^m

159.1 m²
1713 ft²

Reduced headroom

1.8 m²
19 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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