MATTHEWS BENJAMIN



3 Brantfell Place

Bowness-on-Windermere, Cumbria, LA23 3FJ

Guide Price £280,000

3 Brantfell Place

Bowness-on-Windermere

Sale of a modern three bedroom mid terrace house in excellent order, positioned within easy walking distance to Bowness and all its amenities and just a stones throw from Lake Windermere and plenty of tourist attractions. This comfortable family home has a light and bright feel with the sitting/dining room positioned to the rear with patio doors leading out to the enclosed garden. There is a well equipped kitchen, downstairs WC and three bedrooms and family bathroom to the first floor. There is the added benefit of two private parking spaces to the rear. The property was originally built in 2005 and has had some recent improvements including new boiler in 2022, LED lighting, renovated family bathroom and installation of a PIV ventilation system.

Only a few minute's walk into Bowness with its wide range of shops, restaurants, bars and amenities close by and transport links via bus and rail in nearby Windermere adjacent to Booths supermarket. There are an excellent choice of primary schools in nearby Windermere and a secondary school just 3 miles away in Troutbeck Bridge.





Accommodation

Entrance Hall

Glazed PVC front door with slate porch over, leads into the entrance hallway.



Cloakroom

A downstairs facility with pedestal wash basin and WC.

Kitchen

Fitted with units to three sides with a range of modern cream units with worktop, incorporating 1 ½ bowl ceramic sink unit, induction hob with extractor over, integrated electric oven and fridge. There is a washing machine plumbed in. The kitchen has a ceramic tiled floor with electric under floor heating, recently fitted gas combi boiler (2022) and a PVC double glazed window to the front aspect.



Living/Dining Room

A fabulous open plan living space with PVC double glazed window to the rear aspect and PVC French glazed doors open out to the rear patio and garden. There is ample space for a dining table and chairs and lounging space. A large useful under stair cupboard. Inset LED down lighting.



First Floor

Spacious landing with built in cupboard, loft access to boarded loft space.



Bedroom One

A good size room with two PVC double glazed windows to the front aspect. A large master bedroom or large family bedroom with built in double wardrobes.

Bedroom Two

A double bedroom with PVC double glazed window to the rear aspect overlooking the garden.



Bedroom Three

A single bedroom or ideal study with PVC double glazed window to the rear aspect.

Bathroom

Renovated in 2022, an attractive tiled bathroom with white bathroom suite comprising of panel bath with shower over, wash basin and WC. Finished with chrome towel radiator, inset down lighting and laminate flooring.



Outside

Entering Brantfell Place there is allocated parking for two vehicles to the rear in numbered parking bay. There is a small garden area to the front with a stone wall frontage to Kendal Road and a path to front door. To the rear there is an enclosed garden with patio seating area adjacent to the French patio doors and a gently sloping area laid to lawn leading to the top of the garden which has a timber decked area.



Services

All mains services connected. Gas fired central heating.

Council Tax Band

C

Tenure

Freehold.



Internet speeds

Superfast speed of 80 Mbps download and for uploading 20 Mbps as per Ofcom website available.

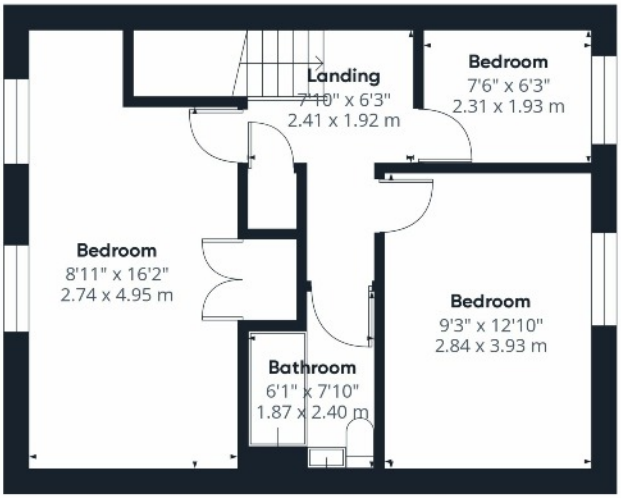
Directions

From our Windermere office in Ellerthwaite Square head towards Bowness on the Lake Road. Entering the shops cross the mini roundabout and opposite Costa Coffee take a left turn onto Kendal Road. Follow the road and take a left turn opposite the entrance to the Lakes Hotel and Spa into Brackenfield with Brantfell Place on the left hand side. The entrance to no.3 is located in the centre of the terrace facing Kendal Road. Parking is on the left hand side.

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Floor 0



Floor 1

MATTHEWS BENJAMIN

Approximate total area[1]
826.02 ft²
76.74 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

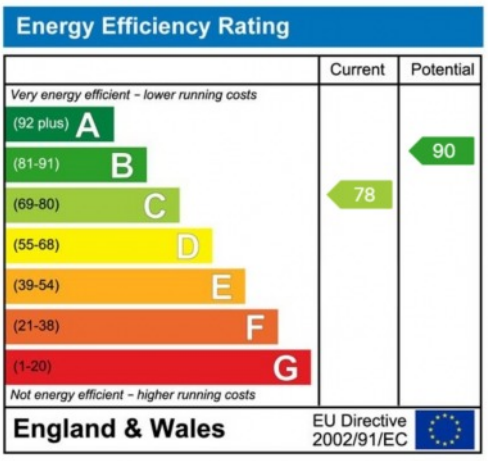
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Occupancy Clause
The occupancy of the property is limited to:

[a] A person employed, about to be employed, or last employed in the locality; or

[b] A person who has, for the period of three years immediately preceding his/her occupation, had his/her only principal residence in the locality.

"Locality" is the administrative County of Cumbria. The expression "person" includes the dependents of a person residing with him or her or the widow or widower of such a person.



Viewing is strictly by appointment with the sole agents
The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.

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