



11 Brackenfield

Bowness-On-Windermere, LA23 3HL

Price £1,600 pcm (Holding Deposit)

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Bowness-On-Windermere

A generously proportioned three bedroomed detached property with pleasant gardens and parking located in a good residential position on a quiet cul-de-sac within easy walking distance of Bowness village. The accommodation comprises three reception rooms, kitchen, three double bedrooms, one of which has an en-suite shower room and four piece house bathroom. Situated on a corner plot the property benefits from easy to maintain gardens to three sides of the property, patio area and parking for two vehicles at the front. The property will suit a wide range of tenants and is an ideal family home in the heart of the Lake District National Park.

This bright and spacious property is set on a private cul de sac in Bowness village within easy level walking distance and only a few minutes from the Lake shore and ideally placed to enjoy some peace and privacy whilst having all the amenities of the village, restaurants and shops right on the door step. The property also has excellent transport services and is convenient to bus and railway services in nearby Windermere and has good road links to Kendal and the M6 motorway.





Accommodation

Driveway and steps leads up to front door.

Hallway

A large bright space, giving access to the downstairs reception rooms with under stairs storage cupboard ideal for storing coats and shoes, with a radiator.

Sitting Room

14'6 x 8'6 (4.43m x 2.49m)

This is a versatile room off the hallway with a UPVC window and radiator, currently used as a second sitting room.

Open Plan Lounge/Dining Room

12'11 x 12'10 (3.94m x 3.91m) 9'9 x 8'6 (2.96m x 2.60m)

A good sized, bright room with windows overlooking the front garden. Central to the room is an electric coal effect fire set into the chimney breast with a green slate hearth. This splendid living room combines a comfortable sitting area with an archway leading through to the dining room which offers ample space for a dining table and chairs, and benefits from large UPVC French doors leading out onto the terrace area.

Kitchen

10'8 x 9'8 (3.25m x 2.95m)

A well planned and well fitted kitchen space with a good range of cabinets including floor and wall cupboards which incorporate sink and drainer unit, integrated dishwasher, fridge, electric hob, double oven and finished with laminate work tops. The room is finished with cushion flooring and an attractive tiled back splash and also enjoys views over the rear garden. A door leads through to a porch area which has plumbing for a washing machine and space for a dryer.





Cloak Room

Accessed from the rear porch, this clever space has been utilized to create a downstairs cloak room with a WC and hand basin and also houses the gas central heating boiler.

First Floor

Stairs lead up to a large landing with loft access and an airing cupboard which has useful storage shelves.

Bedroom One

16'2 x 8'2 (4.93m x 2.50m)

A generous double bedroom with a large UPVC double glazed window overlooking the front of the property. Ample space for wardrobes and bedroom furniture.



En-Suite Shower Room

The en-suite is neatly appointed with a corner shower, wash hand basin with built in storage cabinet below and a WC. The shower room is partly tiled and fitted with a wall mirror.



Bedroom Two

19'7 x 11'5 (5.96m x 3.47m)

Largest of the bedrooms with two UPVC double glazed windows to the front aspect. Extensive built in wardrobe with hanging rail and ample space for further wardrobes and bedroom furniture.



Bedroom Three

11'4 x 9'10 (3.45m x 3.00m)

A further spacious double bedroom with double glazed window to the rear aspect enjoying views over the rear garden. Ample space for a wardrobe and cabinets.

Family Bathroom

Attractive three piece family bathroom suite comprising curved panelled bath with shower over, wash basin with storage unit under and WC. The bathroom is finished with part tiling to walls, cushion flooring, wall mirror with light, shaver point and radiator. There is a frosted UPVC double glazed window to the rear.





Outside

Surrounding the property on three sides are easily maintainable gardens with a gently sloping lawned garden to the front with a tarmac driveway offering parking for two vehicles. To the side of the property the path leads to a paved area which houses a timber shed and offers further sitting out space. At the rear the garden has a raised planted and lawned area with a range of shrubs and herbaceous plants and a patio area to take in the evening sunshine.

Directions

From the centre of Bowness-on-Windermere village take the Kendal Road, opposite St Martins Church. Continue for $\frac{1}{4}$ of a mile and take a the left turn opposite the turning for the Burnside Hotel into Brackenfield. Continue into the development and take the second turning right where No.11 can be found at the top of the close.

Services

All mains services connected. Gas fired central heating.

Council Tax Band

F

EPC Rating

D

Any Other Relevant Info

Property is Un-furnished.

Pets May Be Considered

A holding deposit, no more than 1 weeks rent is payable.

Please ask agent for further detail.

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Approximate Gross Internal Area : 119.62 sq m / 1287.57 sq ft
 Total : 119.62 sq m / 1287.57 sq ft



Ground Floor

For illustrative purposes only. Not to scale.
 Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



First Floor

MATTHEWS
BENJAMIN

