



## Windermere

**£315,000**

14 Oakthwaite Road  
Windermere  
Cumbria  
LA23 2BA

A fabulous 3 bedroomed mid terrace house built in traditional Lakeland stone and slate, in a convenient location near to the centre of Windermere Village. Split over 3 floors the property has been modernised and neutrally decorated and features a good sized patio garden to the rear.

Property Ref: W5610

3

1

2

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Sitting Room



Bedroom 1

**Description:** 14 Oakthwaite Road is an attractive mid terrace house built in a traditional Lakeland manner having stone walls under a slated roof, with character features and benefits from gas central heating and uPVC double glazing which was fitted in 2012. The property was updated at this time to include modern fitted bathroom and modern fitted kitchen and is offered in good order making this an ideal home.

The well presented accommodation comprises of living room and kitchen on the lower ground floor, bedroom, bathroom and sitting room on the ground floor and 2 bedrooms on the second floor. Outside there is a rear slated yard with small outbuildings. A perfect holiday or permanent home.

**Location:** In the popular residential area of Heathwaite approximately half a mile from the village centre, with local shop, transport, Queens Park Recreation field within walking distance.

Proceed from Windermere village centre down New Road in the direction of Bowness passing the Baddeley Clock on your left hand side and take the second left into Thornbarrow Road. Continue up Thornbarrow Road and Oakthwaite Road is the second left turning.

**Accommodation:** (with approximate measurements)

**Entrance** Into porch.

**Ground Floor**

**Hallway** Access to lower ground floor and first floor via stairs.

**Sitting Room**

14' 7" max into bay x 9' 3" (4.44m x 2.82m)

With bay window.

**Bedroom 3**

13' 11" max into cupboard x 6' 8" (4.24m x 2.03m)

With built in storage and partial fell views.

**Bathroom**

Shower over bath, wash basin, WC, extractor fan, shaver socket, part tiled walls and ladder heated towel rail.





Dining/Living Room

#### Stairs to Lower Ground Floor

#### Dining/Living Room

15' 1" x 12' 6" (4.6m x 3.81m)

Log burner, access to rear garden and kitchen. Built in shelving and cupboards containing meters.

#### Kitchen

12' 6" x 9' 10" (3.81m x 3m)

Built in wall and base units, gas hob, electric oven with hood over, stainless steel inset sink.

#### First Floor

#### Bedroom 1

13' 0" x 12' 7" (3.96m x 3.84m)

Large room with storage cupboard containing gas fired combination boiler.

#### Bedroom 2

12' 7" x 9' 5" (3.84m x 2.87m)

Far reaching fell views.

#### Outside:

Rear paved garden with shed and rear access.

#### Services:

Mains gas, electric, water and drainage. Gas fired central heating and uPVC double glazed windows.



Kitchen

#### Council Tax:

South Lakeland District Council - Band D

#### Tenure:

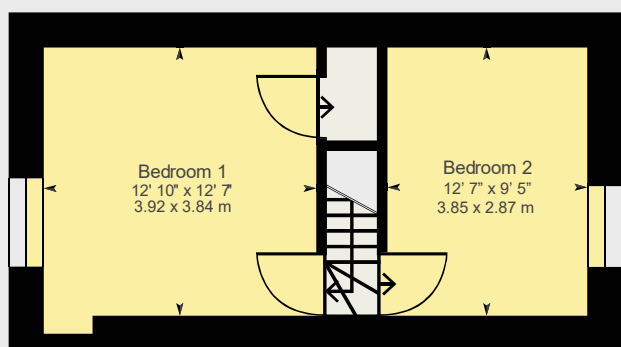
Freehold. Vacant possession upon completion.

#### Viewings:

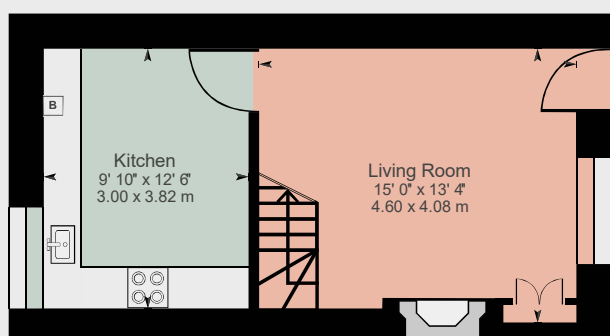
Strictly by appointment with Hackney & Leigh. Telephone: (015394) 44461

#### Energy Performance Certificate:

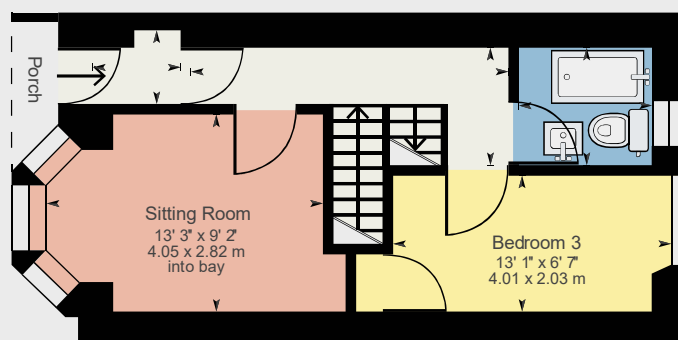
The full Energy Performance Certificate is available on our website and also at any of our offices.



First Floor



Lower Ground Floor



Ground Floor

Approximate net internal area: 971.01 ft<sup>2</sup> / 90.21 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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A thought from the owners..."Our bright and spacious home has easy access to on street parking both at the front and rear of the property. We love the fact that it's just an easy 10 minute stroll into town for all the essentials plus some great coffee shops, restaurants and the fabulous Booths supermarket. Walking distance to the train station is a real bonus for days away without having to use the car."

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.