

Windermere

£345,000

20 Limethwaite Road
Windermere
Cumbria
LA23 2BQ

A 3 bedroomed (1 en-suite) mid terraced Lakeland Cottage just a stones throw from Windermere Village and a few hundred yards from Queens Park Recreational Ground.

An ideal family home, second home or holiday let with on road parking and front garden.

Property Ref: W5804

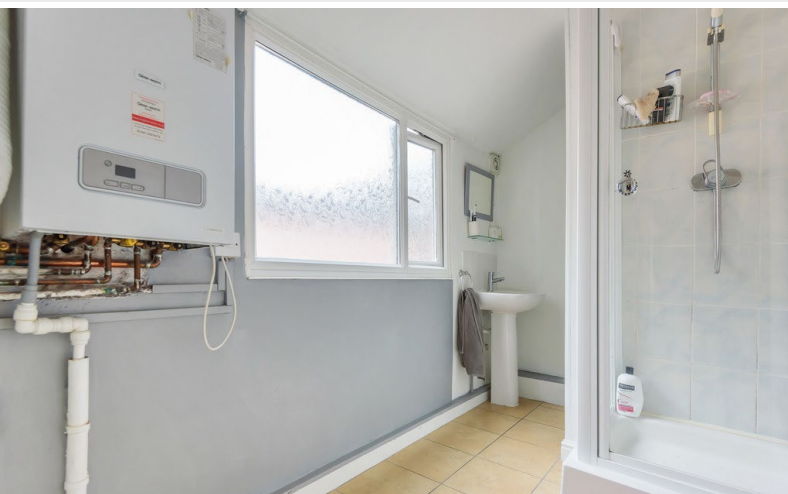




Living Room



Living Room



Shower Room

Location: Occupying a most convenient and popular location of Heathwaite being 100 yards away from Queens Park with children's play area, pump track, skate park, tennis courts and sports pavilion not to mention the corner shop being at the end of the road.

From Crescent Road in the centre of Windermere turn left into Broad Street, right at the end of the road onto Woodland Road, then first left on to Park Road and first left on to Limethwaite Road, number 20 can be found a short way down on your right hand side.

Description: Limethwaite Road is a traditional mid terraced three bed roomed stone and slated cottage offering family accommodation over three floors, front garden and rear patio and on road parking.

To the ground floor is sitting room, kitchen/dining room, utility room and shower room. The first floor offers 2 good sized bedrooms and to the second floor is the master bedroom which has both an en-suite bathroom and a small walk-in store/office along with fantastic views of the surrounding fells.

Accommodation: (with approximate measurements)

Entrance Porch Door to:

Sitting Room 15' x 12' 1" into bay (inc stairs) (4.57m x 3.68m) Bay window overlooking front garden, coal effect gas fire with slate hearth. Television point, telephone point and stairs to first floor.



Dining Kitchen



Dining Kitchen



Bedroom 2



Bedroom 2



Bedroom 2

Dining Kitchen 13' x 13' Max (3.96m x 3.96m) A good range of wall and base units, laminate worktops and inset stainless steel sink. Built in oven with gas hob and extractor hood over. Plumbing for either dishwasher or washing machine. Part tiled walls and original quarry tiled floor.

Utility Room 9' 3" x 4' 9" (2.82m x 1.45m) Access to rear paved yard.

Shower Room A 3 piece suite of pedestal wash hand basin, WC and shower cubicle with tiled walls. Tiled floor, plumbing for washing machine and Glow Worm gas central heating boiler. Extractor fan.

Stairs to: First Floor. Split level landing.

Bedroom 2 12' 1" x 9' 9" (3.68m x 2.97m) Feature fireplace (unused) and built-in cupboard.

Bedroom 3 12' 4" x 9' 3" (3.76m x 2.82m) Stripped wood floor, feature fireplace and recessed storage area.

Stairs to:

Bedroom 1 15' x 12' (4.57m x 3.66m) Fantastic views to both Orrest Head and Alice Howe. Under eaves storage cupboard.

En-Suite Bathroom En-suite Bathroom with a three piece white suite of bath, pedestal wash basin and WC. Splash back tiling and Velux roof light.



Bedroom 3



Bedroom 3



Bedroom 1



Walk In Cupboard Limited headroom to part and Velux roof light.

Outside: To the front of the property there is a lawned garden with a path leading to the front door. To the rear of the property there is a paved yard, access to the rear lane and a stone and slated store.

Services: Mains gas, water, drainage and electricity.

Council Tax: South Lakeland District Council - Band C.

Tenure: Freehold. Vacant possession upon completion.

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

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



En-Suite

For a Viewing Call 015394 44461



Bedroom 1



View

20 Limethwaite Road, Windermere, LA23

Approximate Area = 1011 sq ft / 93.9 sq m

Limited Use Area(s) = 64 sq ft / 5.9 sq m

Total = 1075 sq ft / 99.8 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2022. Produced for Hackney & Leigh. REF: 854513

A thought from the owners... "We enjoyed immensely our time in this house with our young family, and we were very sad to move away from such a great house, neighbourhood and of course the stunning Lake District. We wish all the best to the new owners and hope you will have as great a time here as we enjoyed."

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.