



Windermere

£475,000

39 Oakthwaite Road, Windermere, Cumbria, LA23 2BD

A large, 5 bedroomed semi detached family home with the 5th bedroom having an en-suite. Only a short walk from Windermere village and with the benefit of off road parking, rear garden and nearby garage.

Quick Overview

5 Bedroomed semi detached house

1 Reception room and 2 bathrooms

Convenient location

Rear garden

Views on the surrounding fells from the first floor

Close to the local schools and village amenities

In good order

Perfect for a family home

Off road parking and garage

Superfast Broadband speed 54mpbs available*



5



2



1



C



Superfast
Broadband



Off Road Parking
and Garage

Property Reference: W5846



Living Room



Dining Room



Kitchen



Garden Seating Area

Location From the centre of Windermere proceed towards Bowness turning left on to Ellerthwaite Road at Ellerthwaite Square. Continue on to the T junction, turn right onto Park Road and then first right on to Oakthwaite Road and No. 39 is towards the end on the left.

Description A 5 bedroomed home set on the outskirts of Windermere village. Having been modernised and extended by the current vendor to a high quality standard this property is now ready for a new owner to move into and enjoy.

On arriving at the property take the steps to the front entrance and into the entrance hall where the ground floor accommodation of large living and dining area and breakfast kitchen with patio doors to rear garden, along with bedroom 5 with en-suite can be found. To the first floor there are 4 bedrooms and family bathroom and the attic space has been conveniently converted to create a fabulous space for storage.

The property benefits upvc double glazed windows and doors, has off road parking and a separate nearby garage and is set in a most convenient location for local schools, Queen's Park recreational ground and the village amenities.

Accommodation (with approximate measurements)

Entrance Hall

Living and Dining Room

24' 6" x 12' (7.47m x 3.66m)

Kitchen

9' 10" x 8' 9" (3m x 2.67m)

Bedroom 5

13' 6" x 8' 9" (4.11m x 2.67m)

Shower Room

Stairs to

First Floor Landing

Bedroom 1

13' 2" x 11' 0" (4.01m x 3.35m) into bay

Bedroom 2

11' 3" x 11' 2" (3.43m x 3.4m) Max

Bedroom 3

11' 7" x 8' 9" (3.53m x 2.67m)

Bedroom 4

7' 2" x 6' 11" (2.18m x 2.11m)

Bathroom

Attic

15' 0" x 11' 9" (4.57m x 3.58m)

Property Information:

Outside

To the front of the property there is off road parking and patio seating area. There is also a garage situated a short way down the road.

To the rear of the property is a gravelled garden area with 2 timber sheds.

Services

Mains water, drainage, gas and electricity. Gas fired central heating to radiators and uPVC double glazed windows.

Tenure

Freehold. Vacant possession upon completion.

Council Tax

South Lakeland District Council - Band E

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.

What3Words

<https://what3words.com/hobby.confident.version>



Bedroom 1



Bedroom 2



Bedroom 3



Views

39 Oakthwaite Road, Windermere, LA23

Approximate Area = 1424 sq ft / 132.3 sq m

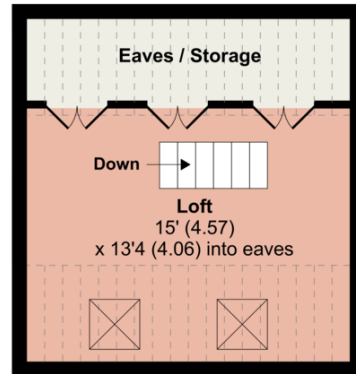
Limited Use Area(s) = 136 sq ft / 12.6 sq m

Total = 1560 sq ft / 144.9 sq m

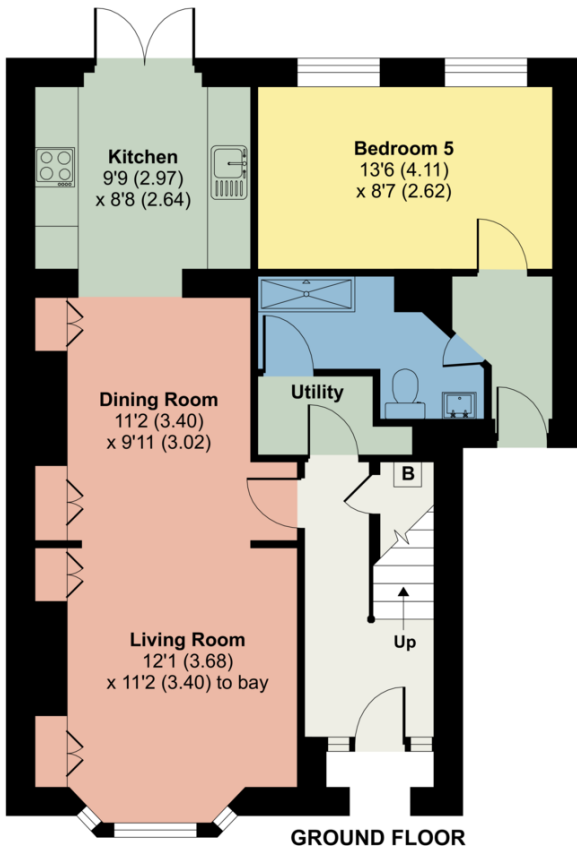
For identification only - Not to scale



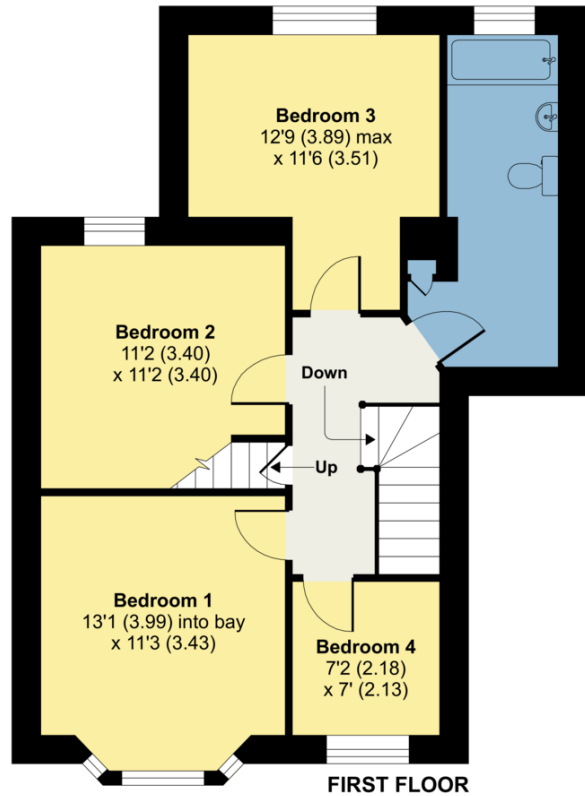
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2022. Produced for Hackney & Leigh. REF: 895311

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