



Windermere

£359,950

2 Havelock Road, Windermere, Cumbria, LA23 1EH

A perfect holiday home right in the centre of the village and yet tucked away from the main areas. Beautifully presented this 2 bedroomed detached traditional cottage blends old and new effortlessly.

Quick Overview

A beautiful 2 bedroomed Lakeland Cottage
1 Reception room, 1 bathroom and 1
cloakroom

Fabulous central location
Patio garden and outside store

No chain

Close to village amenities, transport and
schools

No upgrading work required

A lovely home, 2nd home or holiday let
On road parking, free parking for 2 cars
*Superfast broadband speed of 80 Mbps



2



1



1



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Superfast
Broadband



On Road Free
Permit Parking

Property Reference: W5902



Living Room



Wood Burning Stove



Kitchen



Location From the main road turn into Crescent Road and take a left turn by the Co-Operative store onto Oak Street, take the first turn left into Havelock Road and No. 2 can be found half way up the street on the right hand side.

Description A unique property being the only detached cottage along this street and literally a stones throw from Windermere village and the fabulous amenities it has to offer. Offering spacious, modern accommodation this property is ready for the new owners to move in and enjoy. With underfloor heating to the kitchen, WC and bathroom, NEST online central heating controls and beautiful tongue and groove cottage style doors throughout.

On entering the property into the hallway there is the living room with wood burning stove set on a slate hearth with matching surround and alcove cupboards and through to the modern kitchen with slate worktops, inset sink, modern wall and base units and with all the modern integrated appliances one would expect including a fabulous freestanding, dual fuel AGA cooker . Off the kitchen is access to the rear patio seating area, a large understairs cupboard and a WC. To the first floor there are 2 double bedrooms both with chrome heated towel rails and vanity units with basins. The bathroom comprises of a 3 piece suit of bath with shower over, sink and WC. Chrome heated towel rail, tiled walls and floor and a roof light to allow for natural light. A useful storage loft space with pull down ladder can be found on the landing.

To the outside of the property there is a quaint patio seating area with pedestrian access to the back lane and a stone store, ideal for storing the logs for the woodburner. Havelock Road residents have a residents parking permit and a visitors parking permit allowing them to park on the road and surrounding streets.

Accommodation (with approximate measurements)

Entrance Hall

Living Room

13' 4" max x 11' 7" max (4.06m x 3.53m)

Kitchen

10' 7" x 10' (3.23m x 3.05m)

Stairs to

First Floor Landing

Bedroom 1

15' x 7' 10" (4.57m x 2.39m)

Bedroom 2

14' 10" max x 10' 2" max (4.52m x 3.1m)

Bathroom

Property Information:

Store

6' 2" x 3' 11" (1.88m x 1.19m)

Services

Mains gas, electricity, water and drainage. uPVC double glazed windows and doors. Gas fired central heating to radiators and underfloor heating to kitchen, WC and bathroom.

Tenure

Freehold. Vacant possession upon completion.

Council Tax

Westmorland and Furness Council - Band C.

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.

Note:

*Checked on <https://checker.ofcom.org.uk> 18th February 2023 - not verified.



Bedroom 1



Bedroom 2



Bedroom 2



Bathroom

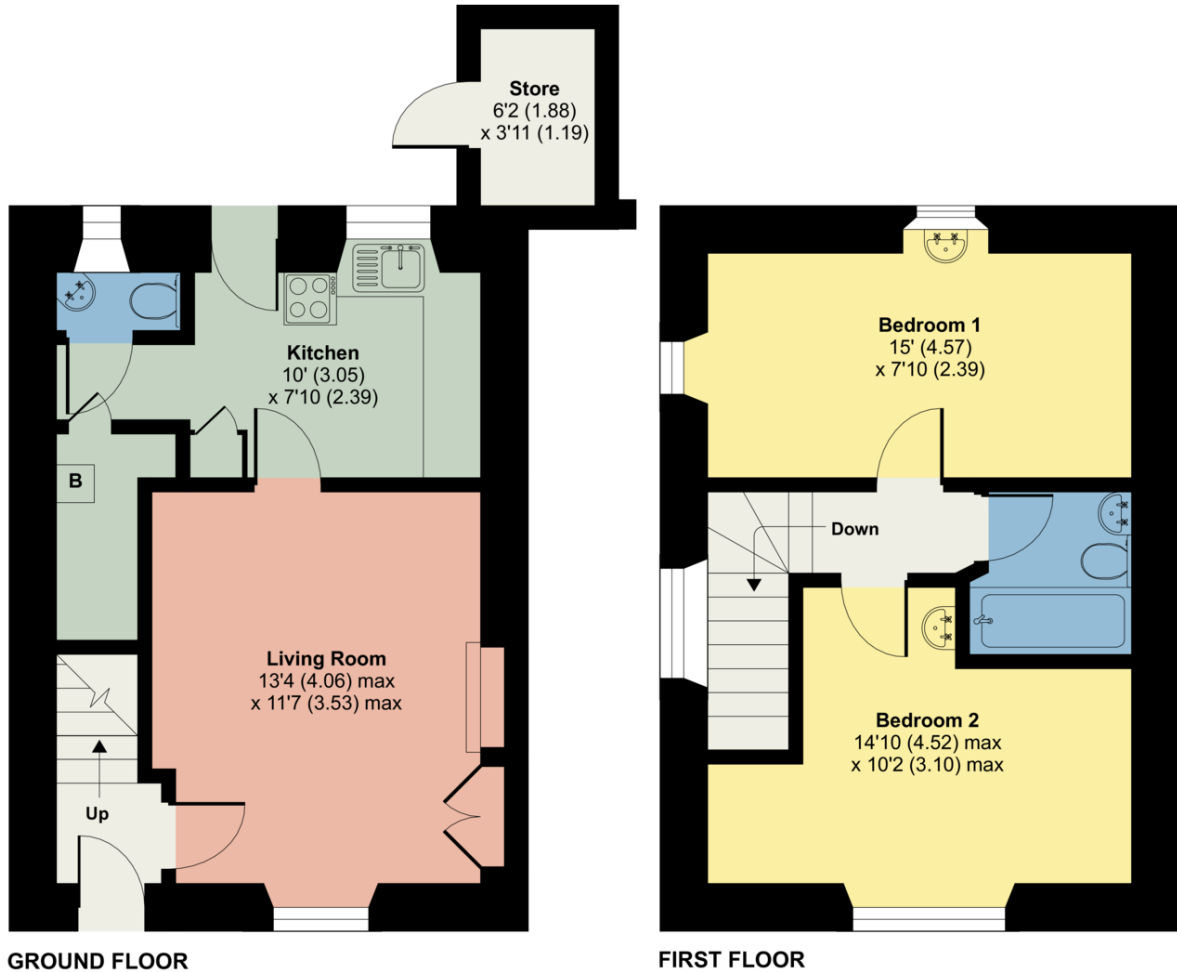
2 Havelock Road, Windermere, LA23

Approximate Area = 642 sq ft / 59.6 sq m

Outbuilding = 25 sq ft / 7.6 sq m

Total = 667 sq ft / 61.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Hackney & Leigh. REF: 948879

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