

Windermere

£357,500

28 Limethwaite Road, Windermere, LA23 2BQ

Fantastically located on the outskirts of Windermere village and adjacent to Queens Park Recreational Ground, this 3 bedrooomed, mid terraced Lakeland cottage would be an ideal home, home from home or holiday let with off road parking and easy to maintain gardens.

Quick Overview

- 3 Bedroomed mid terraced Lakeland cottage
- 1 reception room and 1 bathroom
- Perfect central yet peaceful location
- Rear yard with Lakeland slate stone
- No chain
- Close to local schools and transport links
- In good decorative order
- An ideal family home, 2nd home or holiday let
- Off road parking
- Superfast Broadband Speed of 80 Mbps



3



1



1



E



Superfast
Broadband



Off Road
Parking

Property Reference: W5967



Living/Dining Room



Dining Room



Kitchen



Front Garden/Seating Area

Description

A well presented Lakeland stone cottage with open plan living/dining area with feature woodburning stove and modern kitchen plus separate utility and downstairs WC to the ground floor. 3 good sized bedrooms and large 4 piece house bathroom can be found over the first and second floors.

Currently utilised as a successful holiday let this property would also lends itself as a fabulous family home, second home or long term rental being close to the local schools, village amenities and a stones throw from Queens Recreational Park. 28 Limethwaite Road also benefits from off road parking, front garden seating area and rear yard with access to the pedestrian lane.

Location

Proceed out of Windermere towards Bowness, bearing left on to Ellerthwaite Road immediately before Windermere Park Hotel. At the 'T' junction bear right on to Park Road and then left immediately on to Limethwaite Road and No.28 is a short way along on the right hand side.

Accommodation (with approximate measurements)

Open Plan Living and Dining Area

28' 2" into bay x 12' (8.59m x 3.66m)

Kitchen

10' 10" x 10' 6" (3.3m x 3.2m)

Utility

10' 5" x 4' 10" (3.18m x 1.47m). Access to rear yard.

WC

Stairs to First Floor

Bedroom 2

12' 1" x 9' 2" (3.68m x 2.79m)

Bathroom

Bedroom 1

12' 0" x 11' 11" (3.66m x 3.63m)

Bedroom 3

11' 7" x 9' 4" (3.53m x 2.84m)

Property Information:

Services

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

Tenure

Freehold. Vacant possession upon completion.

Viewings

Strictly by appointment with Hackney & Leigh Windermere Sales Office.

Business Rates

Westmorland and Furness Council - Rateable Value of £3,350 with the amount payable of £1,641.50 for 2023/24. Small business rates relief may apply.

Energy Performance Certificate

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

What3Words

<https://what3words.com/ranked.pitchers.submerge>



Bedroom 1



Bedroom 2



Bedroom 3

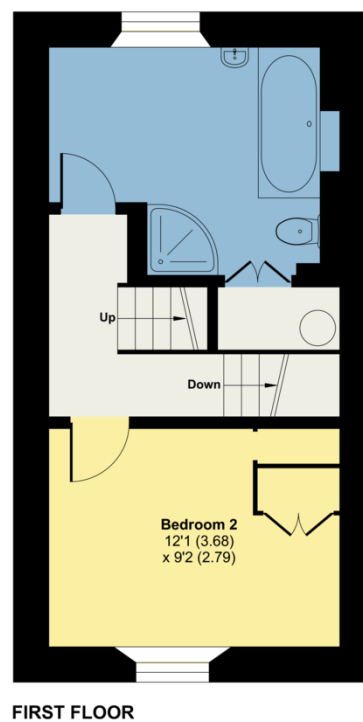
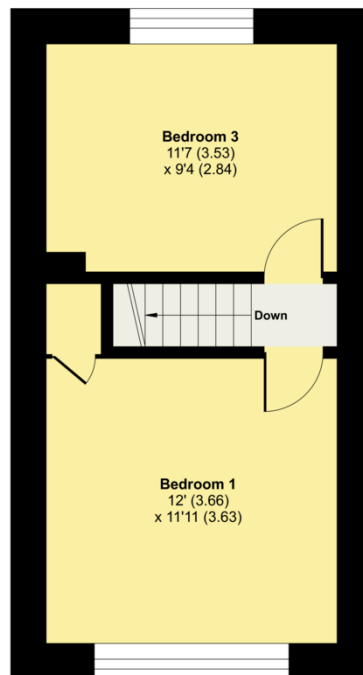
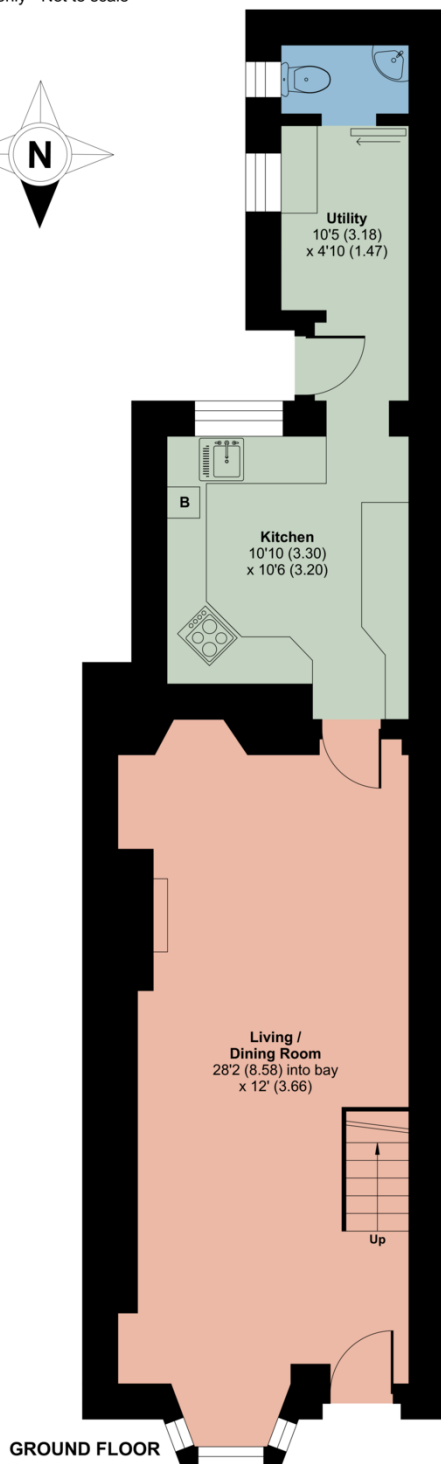


Bathroom

28 Limethwaite Road, Windermere, LA23

Approximate Area = 1198 sq ft / 111.3 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). © nichecom 2023. Produced for Hackney & Leigh. REF: 1001054

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