



5 Lane Head, Windermere  
£430,000



## 5 Lane Head

Windermere, Windermere

A well proportioned detached bungalow located on the fringe of Windermere Village. The bungalow is within walking distance of the community store and the many amenities available both in and around the village and offers easy access to the rest of the Lake District National Park, Windermere railway station and road links to the M6.

The well presented accommodation briefly comprises entrance hall, sitting room, excellent dining kitchen with access to the garage, two double bedrooms and a modern bathroom on the ground floor and a versatile attic room with views towards the Langdale Pikes and storage on the first floor. The property benefits from double glazing and gas central heating.

Outside offers gardens, an enclosed patio, garage and ample driveway parking.

## GROUND FLOOR

### ENTRANCE HALL

18' 9" x 4' 1" (5.72m x 1.24m)

Double glazed door, radiator, fitted coat hooks, fixed stair access to attic room.

### SITTING ROOM

14' 6" x 11' 11" (4.42m x 3.62m)

Two double glazed windows with one having a fitted high quality insulated blackout blind, radiator, coving, wall lights.

### DINING KITCHEN

11' 9" x 9' 9" (3.59m x 2.98m)

Double glazed window, radiator, excellent range of base and wall units, stainless steel sink, built in oven, electric hob with extractor hood over, integrated fridge, freezer and dishwasher, plumbing for washing machine, cupboard housing gas central heating boiler, recessed spotlights, under wall unit lighting, tiled splashbacks, access to garage.





### **BEDROOM**

11' 11" x 10' 5" (3.63m x 3.18m)

Double glazed window with fitted high quality insulated blackout blind, radiator, built in shelving to recess, excellent range of fitted wardrobes.

### **BEDROOM**

11' 9" x 9' 11" (3.58m x 3.02m)

Dimensions: 11' 8" max x 9' 10" max (3.58m x 3.02m). Double glazed window, radiator, wardrobe.

### **BATHROOM**

6' 8" x 5' 5" (2.03m x 1.65m)

Double glazed window, heated towel radiator, three piece suite in white comprises W.C., wash hand basin and Whirlpool bath with electric shower over, fitted mirror, fitted mirrored wall unit, extractor fan, tiling to walls and floor.

### **FIRST FLOOR**

#### **LANDING**

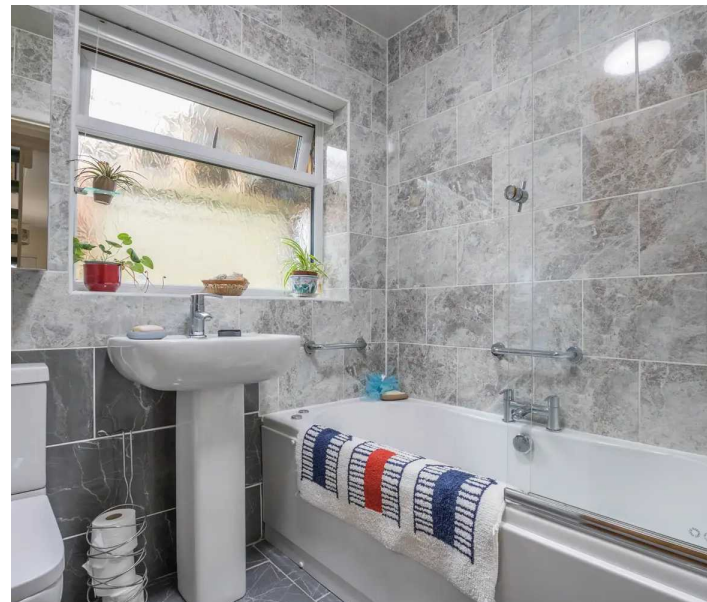
10' 2" x 4' 0" (3.11m x 1.22m)

Double glazed Velux window, built in cupboard, access to eaves storage.

#### **ATTIC ROOM**

13' 3" x 11' 11" (4.05m x 3.62m)

Two double glazed Velux windows with beautiful views of countryside and the Langdale Pikes.





## GARDEN

There are delightful gardens to the front of the house which include a lawn, a variety of mature trees, established shrubs, spring flowering bulbs and plants. There is an enclosed private patio located at one side of the bungalow where there is also a water supply. A high quality resin driveway lies to the other side which continues around to the rear and the front of the garage.

## PARKING

A high quality resin driveway lies to the other side which continues around to the rear and the front of the garage

## GARAGE

18' 5" max x 11' 5" max (5.62m x 3.49m)

Electric fob operated roller shutter door, two double glazed pedestrian doors, lighting, fitted shelving, overhead storage

## SERVICES

Mains electric, mains gas, mains water and mains drainage.

Council Tax Band: D

Tenure: Freehold

EPC Rating D

## DIRECTIONS

From our Windermere office take the second left turn into Broad Street and at the end of the street turn right onto Woodland Road. Turn left into Park Road, pass the park and turn left at the shop into Limethwaite Road and proceed to turn right in to Lane Head where number 5 is the dormer bungalow on corner plot on the right as you turn in to Thornthwaite Road.

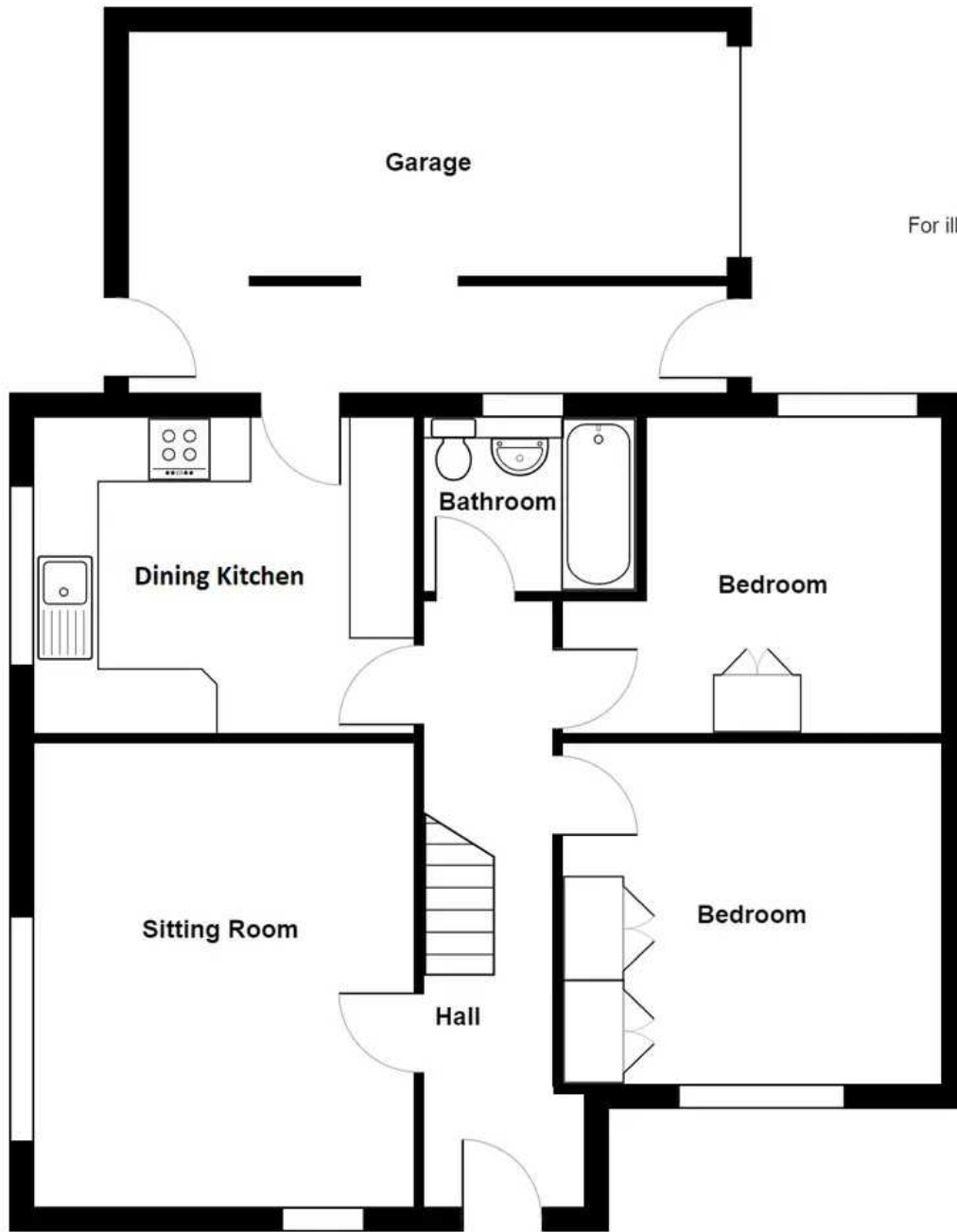
**WHAT3WORDS:** closer.hugs.sensibly



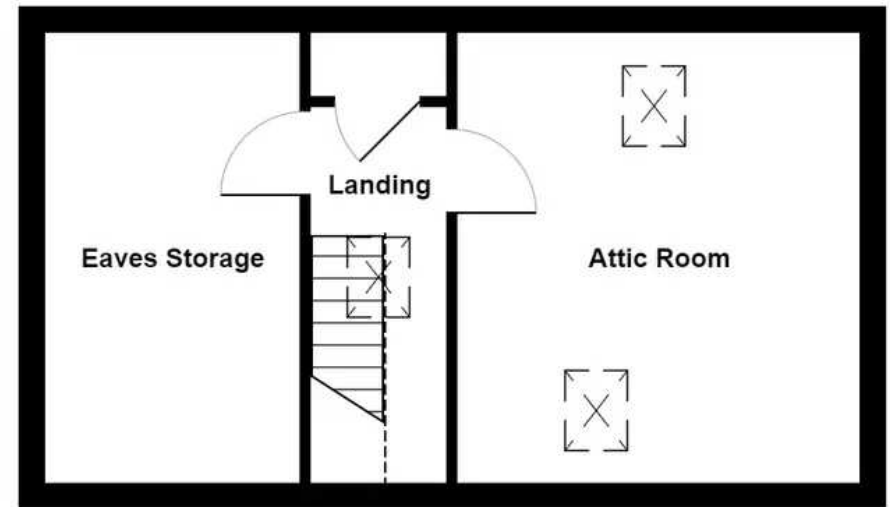
5 Lane Head, Windermere

Total Area: 111.4 m<sup>2</sup> ... 1199 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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Ground Floor



First Floor



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