



# Windermere

**£375,000**

5 Fairfield Road, Windermere, Cumbria, LA23 2DR

A large 3 bedroomed semi-detached family home extended to the rear on the ground floor with front and rear gardens, extra large single detached garage and driveway/car port parking. Electric central heating and double glazed windows.

Set in a most convenient location within walking distance of Windermere village amenities, Queens Park Recreational Ground, local primary schools and of course easy access to School Knott and the Dales Way too.

## Quick Overview

- 3 bedroomed semi detached house
- 2 reception rooms and 1 bathroom
- Convenient location
- Gardens to front and rear
- Quiet location
- Close to amenities and local primary schools
- In good decorative order
- Ideal family home, 2nd home or holiday let
- Extra large single garage, driveway and car port
- \*Superfast broadband speed of 80 Mbps



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E



Superfast  
Broadband



Garage & Off  
Road Parking

Property Reference: W5999



Lounge



Dining Room



Breakfast Kitchen



Breakfast Kitchen

**Description:** 5 Fairfield Road is a large semi-detached house set in a quiet location, yet within walking distance of the amenities and Queens Park Recreation Ground. Extended many years ago right across the back of the house on the ground floor giving a larger than normal breakfast kitchen and dining room which is not standard on these type of houses. The accommodation comprises to the ground floor of, entrance hall, lounge with coal effect gas fire with marble hearth and wood surround, dining room, breakfast kitchen with appliances of built in Neff double electric oven and Neff gas hob with extractor over. Built in Miele washing machine, dishwasher and fridge and freezer. An understairs cupboard houses the hot water tank with immersion heater. To the first floor are 3 bedrooms with bedroom 1 having built in wardrobes and drawers and a bathroom comprising of WC, bath with shower over and inset sink with vanity unit.

The property benefits from double glazing and electric panel heating. Outside is a detached garage with driveway parking and car port and pleasant manageable gardens to the front and rear. This property would make an ideal family home.

**Location:** Fairfield Road occupies a convenient location within the Heathwaite area of Windermere set close to the foot of School Knott providing some pleasant walks nearby and Queens Park Recreational Ground. From Windermere proceed out of the village towards Bowness turning left onto Ellerthwaite Road just before the Windermere Park Hotel. Continue along and turn right at the 'T' junction onto Park Road and then left onto Limethwaite Road. Proceed along Limethwaite Road turning second right into Fairfield Road where No. 5 can be found a short way along on the left hand side.

**Accommodation:** (with approximate measurements)

**Entrance Hall**

**Lounge** 19' 10" x 10' 6" (6.05m x 3.2m)

**Dining Room** 10' 4" x 7' 10" (3.15m x 2.39m)

**Breakfast Kitchen** 21' 7" x 9' 10" max (6.58m x 3m)

Stairs from the entrance hall lead to the first floor.



**Bedroom 1** 13' 6" x 10' 6" (4.11m x 3.2m)

**Bedroom 2** 14' 0" x 6' 7" (4.27m x 2.01m)

**Bedroom 3** 10' 7" x 6' 0" (3.23m x 1.83m)

**Bathroom**

**Property Information:**

**Outside:** To the front of the property the garden has a gravelled area with well stocked walled borders with a variety of established plants and shrubs. To the rear of the property is a gravelled and paved seating area and shed. To the side of the property is driveway parking, car port and garage.

**Car Port** 34' 3" x 10' 5" max (10.44m x 3.18m)

**Garage** 23' 1" x 9' 10" (7.04m x 3m) Up and over door and electric.

**Services:** Mains gas, water and electricity. Electric panel heaters.

**Tenure:** Freehold. Vacant possession upon completion.

**Council Tax:** Westmorland and Furness Council - Band D.

**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:** //allies.roses.rainfall

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 19th September 2023 - not verified.



Bedroom 1



Bedroom 2



Rear Garden and Garage



Rear Garden

# 5 Fairfield Road, Windermere, LA23

Approximate Area = 973 sq ft / 90.3 sq m (excludes carport)

Garage = 229 sq ft / 21.2 sq m

Total = 1202 sq ft / 111.5 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: 1031989

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