



## Windermere

£485,000

1 Mylnbeck, Lake Road, Windermere, Cumbria, LA23 2JD

A larger than average, 3 bedroomed end terraced house with ample driveway parking and detached garage in a fantastic central location mid way between Windermere and Bowness. Currently in good decorative order this house could be an ideal family home, additional residence or holiday let.

### Quick Overview

3 Bedroomed end of terrace house

2 Reception rooms and 2 bathrooms

Convenient central location

Viewings highly recommended

No chain

Close to local schools, transport links and village amenities

Good decorative order

Family home, 2nd home or holiday let if so desired

Garage & off road parking

\*Superfast broadband speed of 80Mbps



3



2



2



E



Superfast  
Broadband



Garage & Off  
Road Parking

Property Reference: W6010



Living Room



Sitting Room



Kitchen



Bedroom 1

**Description:** A large 3 bedroomed end of terrace house, being the end of a short terrace of 3 properties and situated in a fantastic location set on a good sized plot, with a considerable driveway plus garage and all within walking distance of both Bowness and Windermere villages.

The main way to enter the property is from the parking area into the extended seating area following on to the spacious living room with gas fire and back boiler, plus both rooms including a sufficient amount of built in storage space. Leading into the kitchen there are built in wall and base units including a built in dishwasher, fridge and freezer. Plus a Frv electric oven, Zanussi gas hob with extractor over and sink. From the kitchen there is a downstairs toilet/utility room with space for washing machine, heated towel rail, built in cupboard space and stainless steel sink.

Heading to the first floor, straight ahead you have the main family bathroom including heated towel rail, built in cupboard with hot water cylinder and a 3 piece white suite consisting of WC, sink and vanity unit plus corner bath with shower over. Bedrooms 1,2 and 3 all have ample built in storage space with bedroom 1 also having an ensuite shower room with heated towel rail, WC, sink and vanity unit plus a Mira Sport shower.

Outside the property there is a good sized parking area, a larger than average detached single garage and entry via a sliding electric gate. This property would make an ideal family home, additional residence or holiday let.

**Location:** A fabulous central location mid way between Bowness and Windermere villages with the local schools, shops and transport links close by.

From Windermere proceed on the New Road continuing as Lake Road towards Bowness, upon reaching the Pelican crossing continue for a short while and the entrance for 1 Mylnbeck can be found directly opposite the Police Station.

**Accommodation:** (with approximate measurements)

**Ground Floor:**

**Sitting Room** 20' 10" max x 10' 11" (6.35m x 3.33m)

**Living/Dining Room** 20' 6" max x 16' 10" max (6.25m x 5.13m)

**Kitchen** 8' 4" max x 7' 8" (2.54m x 2.34m)

**Utility**

**First Floor:**

**Bedroom 1** 17' 0" max x 10' 1" max (5.18m x 3.07m)

**Ensuite**

**Bedroom 2** 11' 10" max x 10' 7" max (3.61m x 3.23m)

**Bedroom 3** 11' 0" max x 9' 2" max (3.35m x 2.79m)

**Bathroom**

**Garage** 19' 10" x 11' 7" (6.05m x 3.53m)

**Property Information:**

**Outside:** Electric gate to large parking area, electric door to garage and a type 2 EV charge unit.

**Services:** Mains gas, electricity, water and drainage. Gas central heating to radiators. Air conditioning units are fitted to the Sitting room and Living/Dining room.

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

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

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

**Viewings:** Strictly by appointment with Hackney & Leigh Windermere Sales Office.

**What3Words:** //eradicate.kitten.react

**Notes:** \*Checked on <https://checker.ofcom.org.uk> 4th October 2023 - not verified.



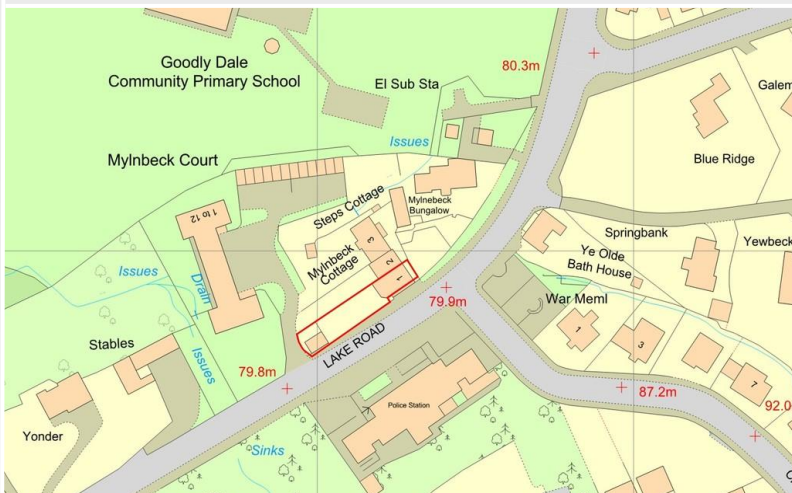
Bedroom 2



Bedroom 3



Parking/Garage



Ordnance Survey Ref: 01129055

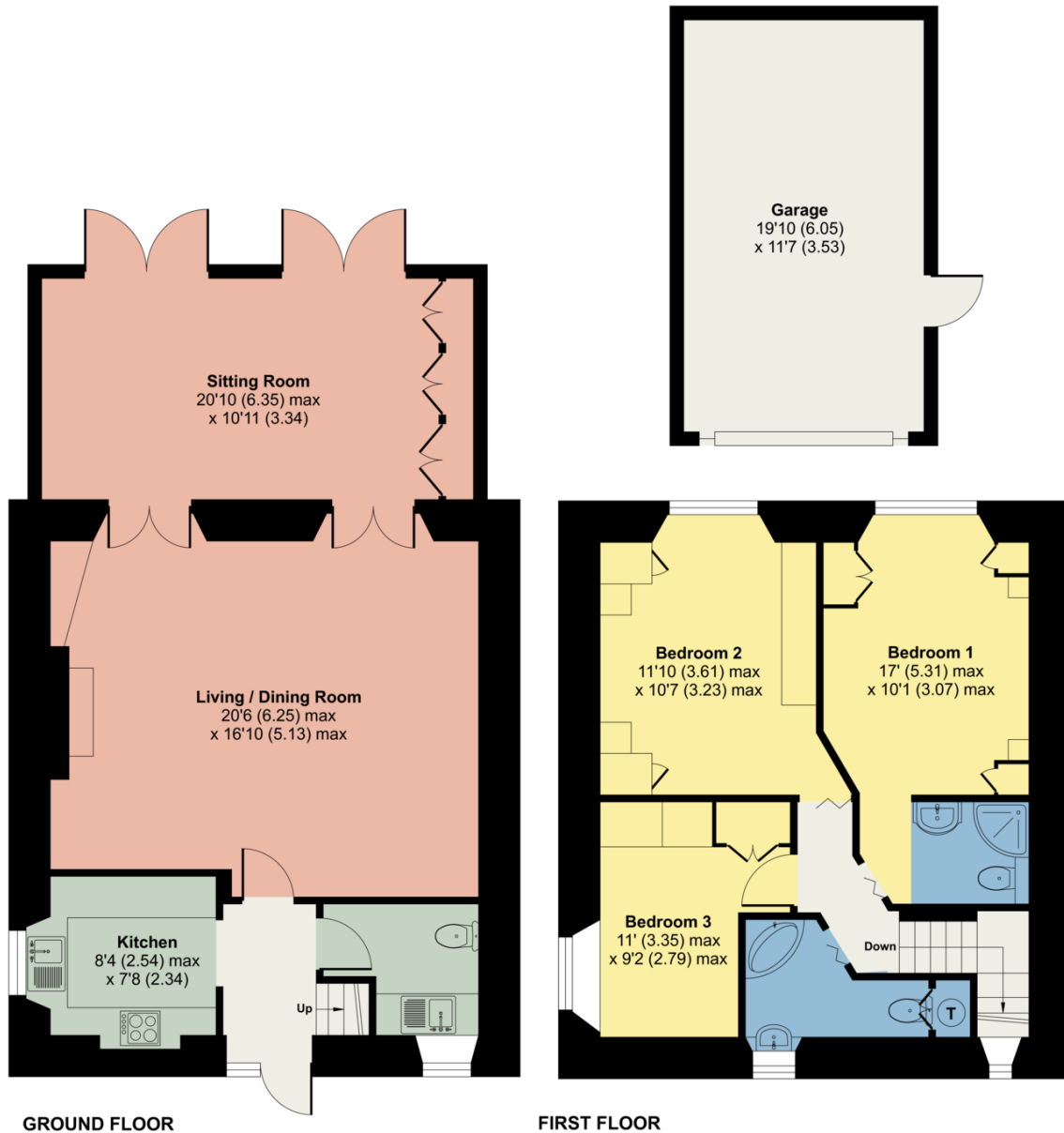
# 1 Mylnbeck, Lake Road, Windermere, LA23

Approximate Area = 1284 sq ft / 119.2 sq m

Garage = 230 sq ft / 21.3 sq m

Total = 1514 sq ft / 140.6 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). © nchecon 2023. Produced for Hackney & Leigh. REF: 1041221

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