



## Windermere

£415,000

41 Thornthwaite Road, Windermere, LA23 2DN

Nestled at the top of Windermere, this cosy 2-bedroom bungalow offers a peaceful retreat with the added convenience of a spacious garage, providing the perfect blend of comfort and practicality. From the side kitchen window you can see the fells.

### Quick Overview

Semi detached Bungalow

2 Bedroomed

Convenient Location

Suitable as a family home or 2nd home

Close to the amenities of Windermere

No Chain

Garage with undercroft Storage Space

In need of some modernisation

Garage and Driveway Parking

Superfast 80Mbps Broadband\*



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Superfast  
Fibre  
Broadband



Garage &  
Driveway Parking

Property Reference: W6054



Living Room



Living Room



Kitchen



Bedroom 1

**Location** From Windermere proceed down New Road turning left into Ellerthwaite Road. Follow the road along and turn right at the 'T' junction onto Park road and then second left into Thornthwaite Road. Number 41 can be found towards the end of the road on the left hand side.

**Description** The front lawned garden area welcomes you off the street. Step inside this home and discover a welcoming atmosphere, the kitchen is designed for convenience, featuring a 4 ring gas hob, oven and plumbing for a washing machine with ample storage space and offers a functional layout for preparing meals and dining. Additionally, the presence of a storage cupboard provides extra space to keep your kitchen essentials organized and easily accessible.

The bay windows in the living room create a focal point, allowing natural light to flood the rooms. Perfect for relaxing or entertaining, this space exudes warmth with a gas fire on a marble hearth. The two double bedrooms provide ample room for relaxation and rest, ensuring a peaceful retreat for residents. With bedroom 2 having access to the attic by a loft ladder which is perfect for storage as it is boarded the whole length of the bungalow. The house bathroom comprising of a wc, pedestal wash basin and a panel bath with shower over.

The highlight of this bungalow is the huge garage, ideal for a workshop or extra storage space. With an undercroft area and additional attic garage space, there is plenty of room for all your tools, equipment, and vehicles. The Garage also has a separate wc and central heating.

Step into the rear stoned garden area, designed for leisure and entertainment. Whether you're hosting a barbecue with friends or simply unwinding in the fresh air, this outdoor space is a versatile retreat for all occasions. The included shed offers convenient storage solutions for tools, equipment, or outdoor furniture, keeping your living spaces clutter-free and organised. Enjoy the ease of having extra storage right at your fingertips.

Situated in a peaceful neighbourhood, this property offers a serene setting surrounded by the beauty of Windermere. Enjoy the convenience of being close to nature while still having easy access to local amenities and attractions.

Accommodation (with approximate dimensions)

Entrance Hall

Living Room 14' 9" max x 12' 3" to bay (4.5m x 3.73m)

Kitchen 14' 9" x 7' 5" (4.5m x 2.26m)

Bedroom 1 12' 1" x 9' 10" (3.68m x 3m)

Bedroom 2 12' 1" max x 10' 0" max (3.68m x 3.05m)

House Bathroom

Garage 37' 1" max x 13' 0" (11.3m x 3.96m)

Property Information

Services Mains gas, water, drainage and electricity. Gas central heating to radiators.

Council Tax: Westmorland and Furness Council - Band D.

Tenure Freehold.

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 ///bands.coolest.dockers

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Bedroom 2



Attic



Garden



Elevated Photo

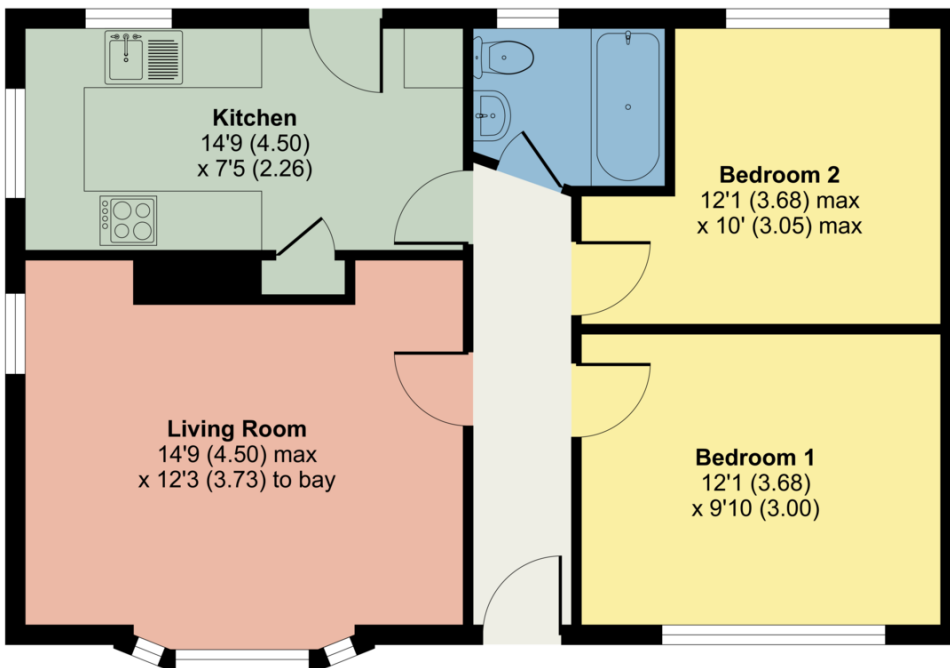
# 41 Thornthwaite Road, Windermere, LA23

Approximate Area = 631 sq ft / 58.6 sq m

Garage = 481 sq ft / 44.6 sq m

Total = 1112 sq ft / 103.3 sq m

For identification only - Not to scale



## GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1092414

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