



## Windermere

**£485,000**

St Andrews Lodge  
Spoooner Vale  
Windermere  
Cumbria  
LA23 1AU

A 3 bedroomed detached former lodge located on the quiet Spooner Vale in Windermere, within walking distance to the village centre and local amenities. The property benefits from a gated driveway and a beautifully manicured front garden as well as a very large garage.

Property Ref: W5580

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Living Room



Bedroom 1



Bedroom 2

**Description:** A beautiful detached house on Spooner Vale just a walk into the centre of Windermere, this property has lovely kerb appeal and a well looked after and established front garden and gated driveway.

As you enter the property you walk into a large entrance hallway, from here you can access all of the ground floor including a very sizeable garage, the living room, downstairs cloak room and kitchen. Upstairs you will find 3 good sized bedrooms, a bathroom, ample built in storage and access to a roof space.

**Location:** Located on the desirable Spooner vale, St Andrews lodge is a peaceful setting within walking distance of Windermere village and train station. From here you can get quick access to the A591, the lake, Bowness and surrounding Lakeland towns and villages. Coming from Windermere Village take the A591 towards Ambleside bearing left a few hundred meters after St Mary's Church onto Spooner Vale. St Andrews Lodge is a short way down on the left.

**Accommodation:** (With approximate measurements)

**Ground Floor**

**Entrance Hall** Access to living room, upstairs, the kitchen, garage and cloakroom

**Living Room** L Shaped Room 18'x10" plus 13'x10'2"

Gas coal effect fire, dual aspect windows, access to the kitchen.

**Kitchen** 12' 7" x 7' 4" (3.84m x 2.24m) Built in base and wall units,



Kitchen

inset sink, dishwasher, built in Neff electric oven, electric hob with cooker hood, part tiled walls, vinyl flooring, extractor fan.

**Cloakroom** WC, wash basin, under stairs storage, access to the garage.

**Garage** 35' x 18' (10.67m x 5.49m) Remote controlled electric door, washer and dryer, freezer, power points, mounted lighting, block paved and concrete flooring.

#### First Floor

**Bedroom 1** 12' x 12' (3.66m x 3.66m) Built in storage

**Bedroom 2** 12' 4" x 10' 1" (3.76m x 3.07m) Shower cubicle with power shower, wash basin, built in cupboard.

**Bedroom 3** 12' 4" x 9' 3" (3.76m x 2.82m) Wash basin, built in cupboard.

**Services:** Mains water, electric, gas, drainage. Gas fired central heating to radiators.

**Tenure** Freehold

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

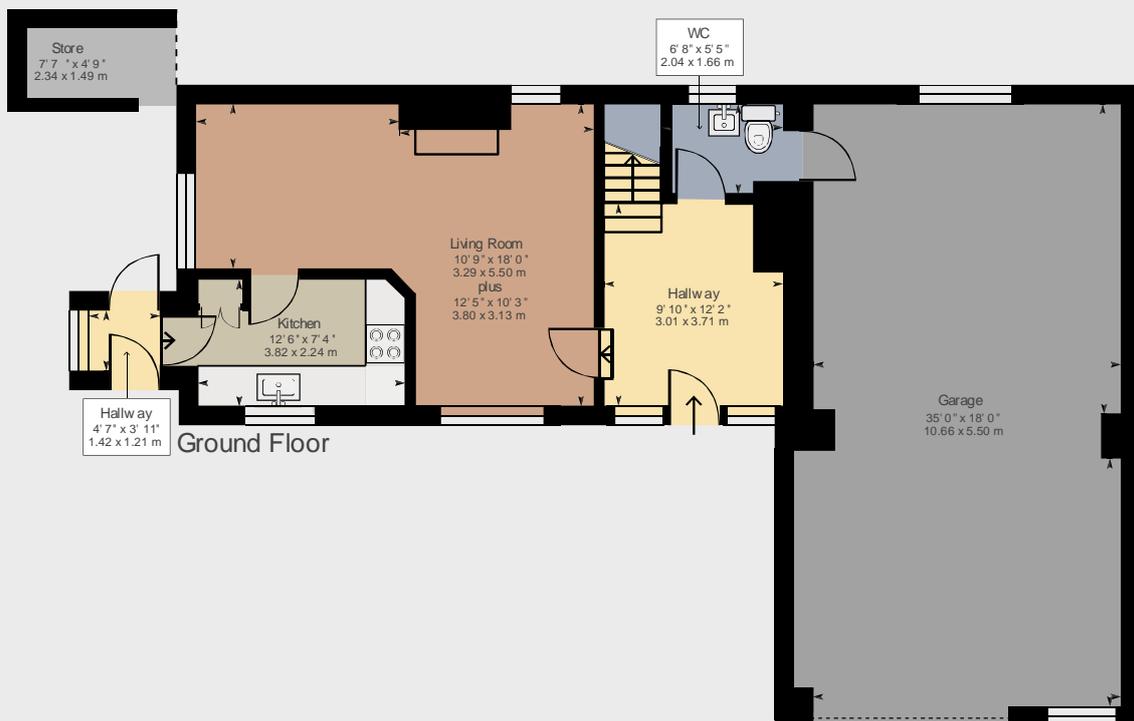
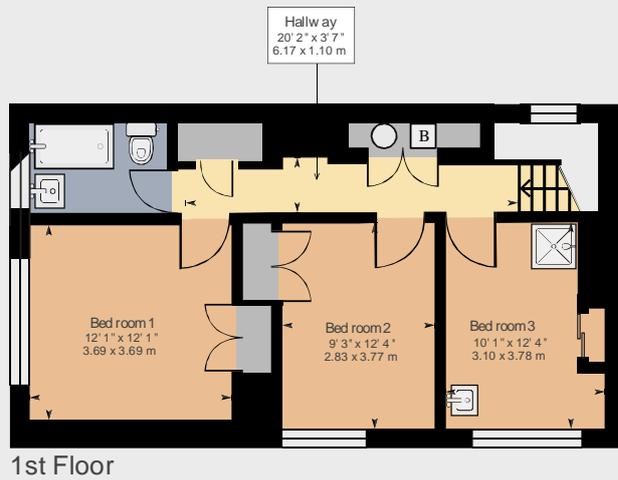
**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.



Bedroom 3



Garage



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser. Powered by Giraffe360

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