



Lake Road

£265,000

5 Mylne Beck House
Lake Road
Windermere
LA23 2EQ

A newly built energy efficient 3 bedrooned end terraced house with double glazing, gas fired central heating and solar panels. To the front and side of the property there is a tarmacked area with ample private parking for 3 cars. Tucked away in a quiet location yet within walking distance of Windermere and Bowness villages. Occupancy conditions apply.

Property Ref: W5586

3

1

1

B



Kitchen/Living Area



Bedroom 1

Description: Recently completed this 3 bed roomed end of terraced property offers a private location just tucked away from the main thoroughfare. Being part of a pair of 3 bed roomed homes (no. 4 is available with an asking price of £250,000 reference W5585).

Built where the former Livery once stood on behalf of the owner by local builders South Cumbria Construction Ltd and now ready for the carpets, curtains and the first new owners to move in!

An energy efficient house with double glazed windows and gas fired central heating together with solar panels to further reduce the electricity costs which creates a very good energy efficiency rating of B.

Slightly larger than its sister house (No.4) and with more outside space. On the ground floor is the entrance hall with cloakroom and good sized open plan living room with kitchen off. On the first floor are 3 bedrooms and a bathroom.

Outside, the area is privately walled off to both the front and side for ease of upkeep and provides ample parking for 2-3 cars.

An occupancy clause exists on this property from when planning permission was granted. This means it must be the occupants main or principle residence. Other qualifying criteria exist and more information can be requested from our Windermere office.

Location: Located mid way between the centres of Windermere and Bowness and set back in a quiet position.

From Windermere proceed towards Bowness on New Road bearing left after Baddeley Clock on to Lake Road. Turn almost immediately right on to the driveway of Mylne Beck House and No.5 can be found at the back with parking immediately in front of the property.

Accommodation: (with approximate measurements)

Entrance Hall Separate WC with wash hand basin. Baxi gas combination boiler. Stairs to first floor.



Kitchen/Living Area

Living Room 17' 1" x 14' 10" (5.21m x 4.52m) A good sized open plan area with kitchen area. Television and telephone points. 2 light wells and Baxi central heating controls.

Kitchen Area 13' x 9' 2" Max (3.96m x 2.79m Max) A range of fitted wall and base units including breakfast bar unit, inset stainless steel sink unit, built in Lamona electric oven, hob and cooker hood. Under stairs storage cupboard.

Stairs to First Floor Landing.

Bedroom 1 13' 7" x 8' 5" Max (4.14m x 2.57m Max) Front window and additional electric controlled double glazed Velux window.

Bedroom 2 12' 7" x 8' 5" Max (3.84m x 2.57m Max) 2 Electric controlled double glazed Velux windows.

Bedroom 3 13' 1" x 6' 9" (3.99m x 2.06m) Side window and 2 electric controlled double glazed Velux windows. Access to loft area.

Bathroom A 3 piece white suite of bath with Bristan shower over, pedestal wash hand basin and WC. Part tiled walls, extractor fan and double glazed window.

Outside: To the front of the property and privately walled off is a tarmacked area with parking for 2-3 cars and additional side tarmacked area.



Bedroom 2

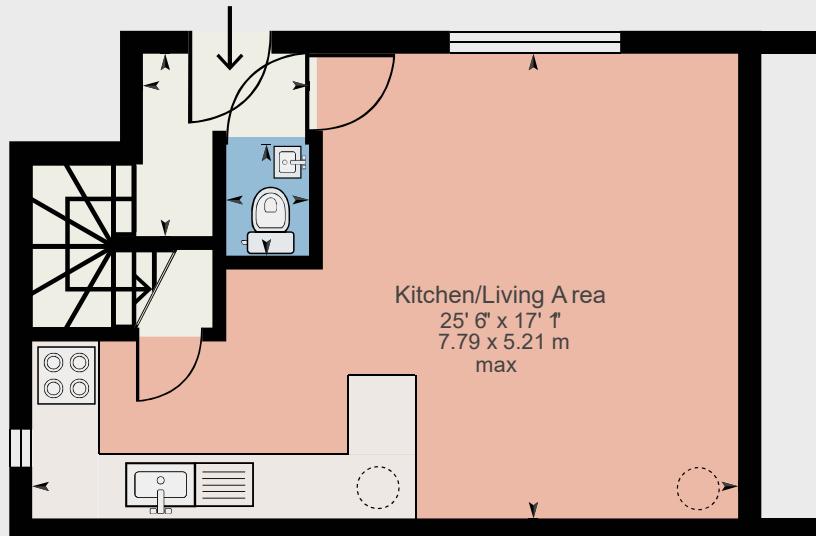
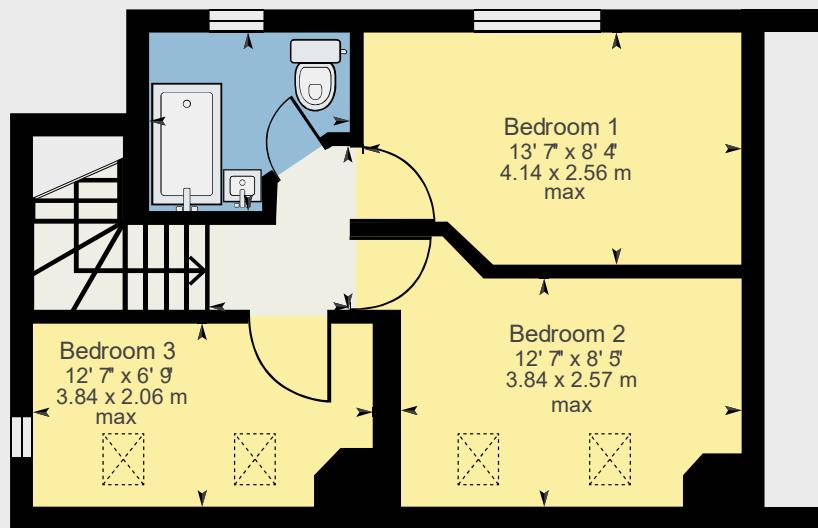
Services: Mains water, drainage, gas and electricity. Solar panels for reduced energy costs.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: South Lakeland District Council - Band C.

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.



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.

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A thought from the owners... Having lived next door at Ravenscroft for over 20 years, we found this location to be quiet, secluded and convenient for Bowness, Windermere, the Doctor's, Schools, Sheriff's Walk and the Lake.

All permits to view and particulars are issued on the understanding that negotiations are conducted through the agency of Messrs. Hackney & Leigh Ltd. Properties for sale by private treaty are offered subject to contract. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being sold, let, or withdrawn. Please contact us to confirm availability prior to travel. These particulars have been prepared for the guidance of intending buyers. No guarantee of their accuracy is given, nor do they form part of a contract.