

40
YEARS
1982 - 2022

HACKNEY
& LEIGH



Windermere

£465,000

43 Oakthwaite Road, Windermere, Cumbria, LA23 2BD

A good sized 4 bedroom semi detached house, the property has been extended in the past and also offers spacious off road parking for 2 cars. Gently elevated with excellent panoramic mountain views to the front. With UPVC double glazed windows and gas central heating it is an ideal family house within a popular area of Windermere convenient for the local recreation ground and amenities.

Quick Overview

4 Bedroom Semi Detached house

1 Reception Room and 1 Bathroom

Convenient Location

Garden

Panoramic views

Close to schools and amenities

In good condition

ideal as a family home or indeed a second home or holiday let

Parking for 2/3 cars

Superfast Broadband speed 51mpbs available*



4



1



1



D



Superfast
Broadband



Off Road
Parking

Property Reference: W5952



Open Plan Living Room/Dining Room



Open Plan Living Room/Dining Room



Kitchen



Bedroom 1

Description: A good sized 4 bedroomed semi-detached house with white roughcast elevations under a slated roof. The property has been extended in the past and is in a fantastic location close to both Queens Park Recreation Ground and the village of Windermere. The accommodation comprises of entrance hall with telephone point, living/dining room (formally 2 rooms) with wood burning stove and slate hearth and wood lintel above, built in cupboards and TV point, patio doors lead to the rear garden and with fantastic panoramic views to the fells. The L-shaped kitchen has wall and base units, built in white sink unit and space for oven and extractor fan over, space for fridge/freezer and washing machine and dryer and space for dishwasher. The kitchen also has useful understairs storage. To the first floor are 4 bedrooms and a bathroom. With uPVC double glazed windows and gas central heating. The property enjoys a pleasant outlook from the front of the house over the surrounding Lakeland fells.

To the front of the property is spacious driveway parking for 2 cars and pleasant lawn to the rear, with patio seating area and a store. A good sized family home.

Location: From the centre of Windermere proceed towards Bowness turning left on to Ellerthwaite Road at Ellerthwaite Square. Continue on to the T junction, turn right onto Park Road and then first right on to Oakthwaite Road and No. 43 is towards the end on the left.

Accommodation (with approximate measurements)

Entrance Hall

Open plan Living Room/Dining Room

24' 8 into bay" x 12' 3 max" (7.52m x 3.73m)

L-Shaped Kitchen

13' 5" x 7' 10 plus 6'3" x 5'4"" (4.09m x 2.39m plus (1.91m x 1.63m)

Stairs from Entrance Hall lead to first floor.

Landing

Loft access.

Bedroom 1

13' 3 into bay" x 11' 5" (4.04m x 3.48m)

Bedroom 2

11' 3" x 11' 3" (3.43m x 3.43m)

Bedroom 3

17' 0" x 5' 5 max" (5.18m x 1.65m)

Bedroom 4

7' 3" x 7' 0" (2.21m x 2.13m)

Bathroom

Outside: Small gravel area and steps lead down to parking for 2 cars. To the rear of the property is a paved patio area with a gravelled seating area and Astro turf "lawn" area with borders with various shrubs and apple tree. Stone built store and log store.

Property Information:

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

Tenure: Freehold. Vacant possession upon completion.

Council Tax: South Lakeland District Council - Band E.

Viewing: 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:

<https://what3words.com/gloom.mornings.princes>

Notes: *Checked on <https://checker.ofcom.org.uk> 5th August 2022 - not verified.



Bedroom 2



Bedroom 3



Rear Elevation

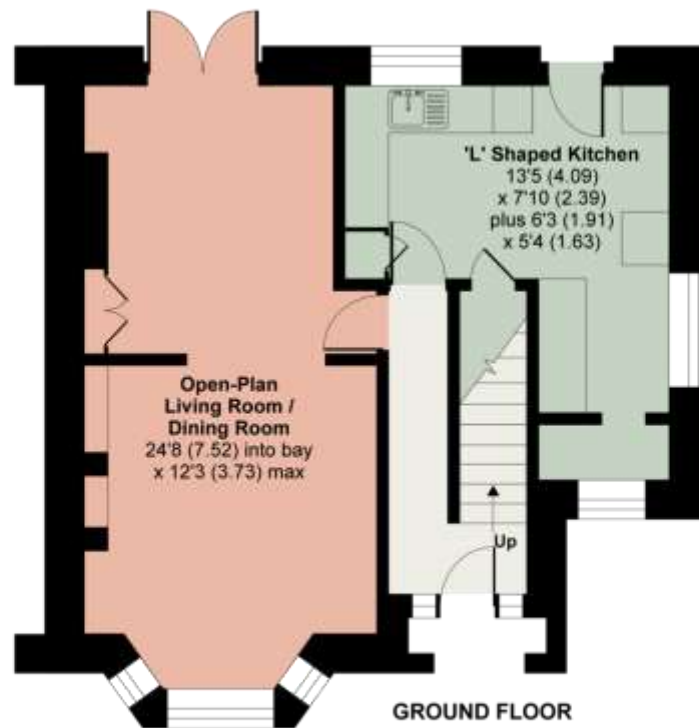
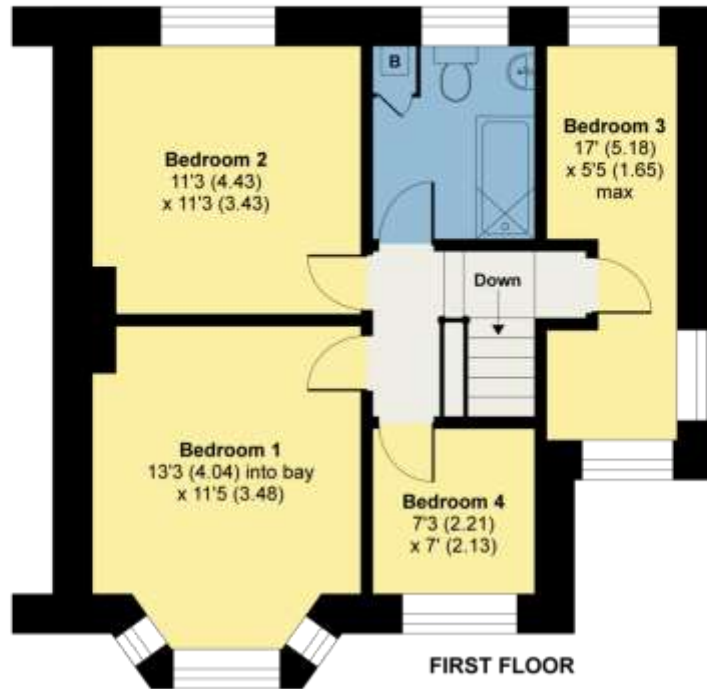


View

43 Oakthwaite Road, Windermere, LA23

Approximate Area = 1097 sq ft / 101.9 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). © nidecom 2022. Produced for Hackney & Leigh. REF: 881168

A thought from the owners...It is great to wake up to mountain views, every morning is different. It makes us feel good and sets us up for the day. The rear garden is a suntrap, very peaceful and relaxing.

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. Broadband speeds estimated and checked by <https://checker.ofcom.org.uk/en-gb/broadband-coverage> on 10/08/2022.

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