



# Windermere

£550,000

Sunnybeck, 6 Lane Head, Windermere, LA23 2DW

A beautifully presented 3-bedroomed detached bungalow, located in a very desirable location close to both Windermere and Bowness villages. The bungalow is in a quiet residential area near to shops and other amenities including local schools and the recreational ground.

Also having the added benefit of fabulous views of the Lakeland fells, both front and rear gardens, garage and off road parking. This property would be an ideal main residence, second home or holiday let.

## Quick Overview

- 3 Bedroomed detached bungalow
- 2 Reception rooms and 1 bathroom
- Quiet location
- Front and rear gardens
- Views of the Lakeland fells
- Close to amenities
- In good decorative order
- Perfect main residence
- Garage & off road parking
- Superfast fibre broadband available



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Superfast  
Fibre  
Broadband



Garage & Off  
Road Parking

Property Reference: W6058



Living room



Kitchen



Conservatory Style Dining room



Bedroom 1

**Location:** To reach the property, proceed down New Road from Windermere towards Bowness-on-Windermere. Turn left into Ellerthwaite Road, at the T junction bear right and then almost immediately left on to Limethwaite Road. Lane Head is the first turning on the right, with No. 6 being a short way along on the left.

**Property Overview:** Set in a desirable location, this 3 bedroomed, spacious detached bungalow is beautifully presented and benefits from a single garage and driveway parking. The property has a front lawned area with access to the rear lawn/patio seating area and small stream, and has the added bonus of beautiful fell views from every room in the house!

You enter the property via the light and airy west facing front porch perfect for overlooking the Lakeland fells whilst reading a good book. Moving into the hallway there are 3 built in shelved storage cupboards with one holding the household Vaillant gas boiler. The spacious living room has a gas fireplace with marbled hearth and surround with access to the conservatory style dining room, allowing plenty of natural light and a lovely outlook to the local fells and the rear garden.

From there you enter the kitchen, which includes built in wall and base units, fridge freezer, washing machine and dishwasher, induction hob with Smeg extractor over and built in oven. Moving back into the hallway you have access to the 3 bedrooms with bedroom 3 currently being utilised as an office space with built in cupboards, desk and shelving. Finally, the bathroom comprises of WC, washbasin, bath with shower over, fitted wall unit and heated towel rail.

To the front of the property there is a well maintained lawned garden and driveway with access to the single garage with electric roller door. To the rear of the property is a fantastic private garden with patio seating area with large lawn and a stone path leading to the bridge over the beck. Plus planted beds and views to the local fell 'Orrest Head'.

Sunnybeck would be an ideal main residence, second home or holiday let.

**Accommodation:** (with approximate measurements)

**Entrance Porch** 7' 1" x 6' 2" (2.16m x 1.88m)

Entrance Hall

Living Room 22' 7" x 11' 2" (6.88m x 3.4m)

Conservatory Style Dining Room 16' 7" x 8' 5" (5.05m x 2.57m)

Kitchen 11' 0" x 9' 2" (3.35m x 2.79m)

Bedroom 1 13' 5" x 10' 6" (4.09m x 3.2m)

Bedroom 2 14' 5" into bay x 9' 5" (4.39m x 2.87m)

Bedroom 3 9' 8" x 7' 6" (2.95m x 2.29m)

Bathroom

Garage 19' 3" x 9' 1" (5.87m x 2.77m)

#### Property Information:

**Services:** Mains gas, water, drainage and electricity. uPVC double glazed windows and doors. Photovoltaic electric solar panels and water solar thermal vacuum collector panels.

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

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

**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:** ///growl.drag.quicker

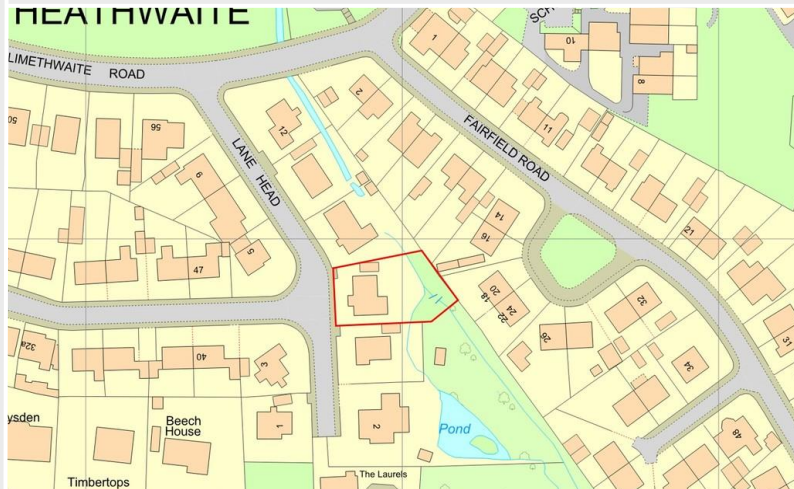
**Notes:** \*Checked on <https://www.openreach.com/> 7th March 2024 - not verified.



Bedroom 2



Office/Bedroom 3



Ordnance Survey Ref: 01154006



Rear garden

## 6 Lane Head, Windermere



**Total floor area 115.3 m<sup>2</sup> (1,241 sq.ft.) approx**

This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them.

A thought from the owners...

*"A lovely light bungalow in a quiet and friendly area of Windermere. Lane Head is near the main amenities and only a short walk to the railway and bus stations".*

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