



Windermere

£265,000

4 School Knott Drive, Windermere, Cumbria, LA23 2DY

A good sized semi detached house with accommodation comprising of lounge, kitchen, utility, 3 bedrooms, bathroom and patio at rear with raised flower bed.

Pleasantly located in a quiet residential area in Windermere, a most convenient location within walking distance of Windermere village amenities and local primary schools. Subject to a Cumbria wide local occupancy clause, please contact the office for more details.

Quick Overview

- 3 Bedroomed semi-detached house
- 1 Reception room and 1 bathroom
- Convenient location
- UPVC double glazing
- Rear patio
- Close to amenities and schools
- On road parking
- Local occupancy conditions apply
- EPC band D
- Superfast fibre broadband available



3



1



1



D



Superfast
Fibre
Broadband



On Road
Parking

Property Reference: W6082



Living Room



Dining Kitchen



Utility



Bedroom 1

Location: Situated on the outskirts of Windermere yet within access of the village amenities. Proceed out of Windermere towards Bowness, bearing left on to Ellerthwaite Road immediately before Windermere Park Hotel. At the 'T' junction bear right on to Park Road and then left immediately on to Limethwaite Road. Continue along and take the fourth right into School Knott Drive. Follow the road up and number 4 is on the right hand side.

Property Overview: Located on the outskirts of Windermere village, number 4 is a semi detached house perfect as a main residence for any first time buyer.

The ground floor comprises of living room, dining kitchen including a range of wall and base units, Belling oven and gas hob with extractor over, stainless steel sink, plumbing for washing machine, space for small fridge and access to the rear patio and utility area.

Moving up to the first floor, there are three good sized bedrooms, plus the household bathroom having 3 piece white suite of WC, washbasin and bath with shower over. Finally, the central hallway has a large handy shelved storage cupboard and a smaller one holding the Vaillant boiler.

The property also has a rear patio area with raised flower bed and gate leading out the property. Please note that the property has a local occupancy clause that the occupant must have lived or worked in the area of Cumbria for the last 3 years.

Accommodation: (with approximate measurements)

Living Room 12' 9" x 11' 5" (3.89m x 3.48m)

Kitchen/Dining Room 17' 8" x 9' 5" (5.38m x 2.87m)

Utility 11' 5" x 4' 7" (3.48m x 1.4m)

WC

First Floor:

Bedroom 1 11' 6" x 10' 9" (3.51m x 3.28m)

Bedroom 2 11' 4" x 10' 0" (3.45m x 3.05m)

Bedroom 3 11' 6" x 6' 3" (3.51m x 1.91m)

Bathroom

Property Information:

Services: Mains electricity, gas, water and drainage.
Double glazing and gas fired central heating.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Westmorland and Furness 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.

What3Words: ///prove.firebird.crypt

Notes: *Checked on <https://www.openreach.com/> 2nd
May 2024 - not verified.



Bedroom 2



Bedroom 3



Bathroom



Rear Patio

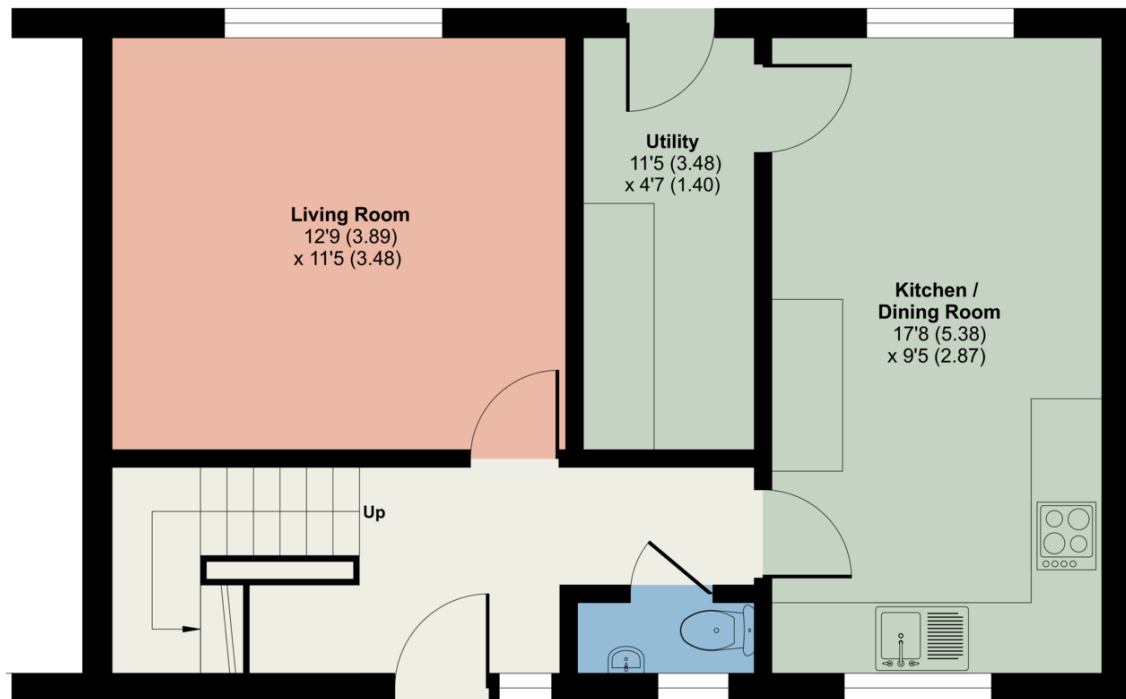
4 School Knott Drive, Windermere, LA23

Approximate Area = 1020 sq ft / 94.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2024. Produced for Hackney & Leigh. REF: 1120437

A thought from the owners...

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