



# Windermere

£240,000

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

A good sized three bedroom semi detached house with a spacious well balanced layout comprising; of a living room, large dining kitchen and utility on the ground floor being complemented by the three large bedrooms and bathroom on the first floor. Outside are easy to manage gardens to the front and rear.

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

## Quick Overview

- 3 Bedroomed semi-detached house
- Living room and dining kitchen
- Convenient location
- UPVC double glazing
- Patio garden
- 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



Rear Patio



Living Room



Dining Kitchen



Utility

**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:** School Knott Drive is located on the outskirts of the village of Windermere offering easy access to all of the local amenities, shops, schools and the train station.

Number 4 is a spacious three-bedroom semi-detached property that benefits from easy to manage gardens to the front and rear. An ideal home for family living or those first time buyers looking to get onto the property ladder.

On the ground floor you will enter into a spacious hallway with a downstairs cloakroom and staircase that leads up to the first floor.

Straight ahead off the hall is the good-sized living room that overlooks the rear patio and to the right a large dining kitchen with front and rear aspects.

The kitchen is fitted with a range of wall and base units with complementary work surfaces and inset stainless steel sink. Belling slot in oven with gas hob, plumbing for washing machine and space for fridge. Through into the adjoining utility room with fitted cupboards and space for a freezer and tumble dryer. A door from the utility opens to enclosed rear patio garden.

Moving up to the first floor is a landing with useful shelved linen cupboard and a second cupboard housing a Vaillant gas boiler. There are three good bedrooms, two doubles and a large single, and the house bathroom with complementary tiled walls and a three-piece suite in white comprising; a panel bath, pedestal wash hand basin and WC.

Outside to the front is a small gravelled garden area and to the rear an enclosed paved garden with raised flower bed and gate leading out to a pedestrian access lane.



**Note:** The property is subject to a local occupancy restriction in that the buyers meet the requirement of having lived and or worked in Cumbria for the last three years. For more information, please contact Hackney & Leigh - Windermere office.

**Accommodation:** (with approximate measurements)

**Ground Floor:**

**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)

**Cloakroom**

**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.

**Anti-Money Laundering Regulations:** Please note that when an offer is accepted on a property, we must follow government legislation and carry out identification checks on all buyers under the Anti-Money Laundering Regulations (AML). We use a specialist third-party company to carry out these checks at a charge of £42.67 (inc. VAT) per individual or £36.19 (incl. vat) per individual, if more than one person is involved in the purchase (provided all individuals pay in one transaction). The charge is non-refundable, and you will be unable to proceed with the purchase of the property until these checks have been completed. In the event the property is being purchased in the name of a company, the charge will be £120 (incl. vat).



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

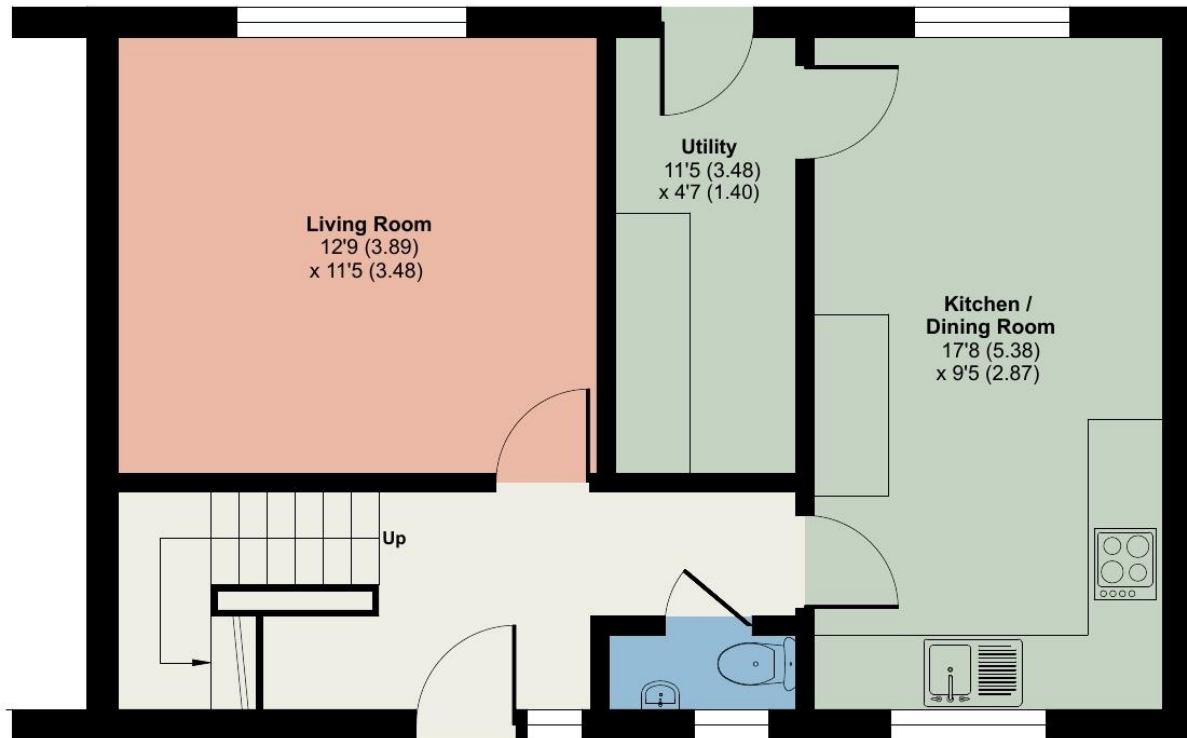
# 4 School Knott Drive, Windermere, LA23

Approximate Area = 1020 sq ft / 94.7 sq m

For identification only - Not to scale



FIRST FLOOR



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 20/08/2024.

Request a Viewing Online or Call 015394 44461