



# Windermere

£399,000

6 Havelock Road, Windermere, Cumbria, LA23 1EH

6 Havelock Road is a traditional stone and slate mid terraced property. Nestled in the heart of Windermere village and close to all the amenities and train station. This delightful property seamlessly blends period charm with modern comforts, offering an inviting and spacious family home, 2nd home or holiday let.

## Quick Overview

- 5 Bedroomed mid terraced house
- 2 reception rooms and 3 bath/shower rooms
- Convenient location
- Traditional Lakeland stone and slate built
- For sale as a going concern if desired
- Close to amenities and transport
- In good decorative order
- Ideal holiday let
- Off road parking
- \*FTTC Superfast broadband available up to 60-80 Mbps



5



3



2



D



Superfast  
Fibre  
Broadband



Off Road  
Parking

Property Reference: W6129



Sitting Room



Dining Room



Kitchen



Bedroom 1

**Description:** 6 Havelock Road is a traditional stone and slate mid terraced property. Nestled in the heart of Windermere village and close to all the amenities and train station. This delightful property seamlessly blends period charm with modern comforts, offering an inviting and spacious family home, 2nd home or holiday let.

**Location:** From the main road turn into Crescent Road and take a left turn by the Co-Operative store onto Oak Street, take the first turn left into Havelock Road and No. 6 can be found half way up the street on the right.

**Property Overview:** Upon entering, you are greeted by a large hallway that leads to the heart of the home. The living room, bathed in natural light from the large window, features a wood burning stove with stone hearth and lintel and handy built in cupboards, creating a cosy yet sophisticated atmosphere. Adjacent to the living room is the dining room, perfect for hosting family gatherings or intimate dinners.

The well appointed kitchen comprises of Kenwood electric oven and 5 ring gas hob with extractor over. There is also space for a fridge freezer, washing machine, dryer and dishwasher and ample cupboard space. Just off the kitchen is a downstairs WC, pedestal washbasin and Triton shower.

Upstairs on the first floor, the property offers three good sized bedrooms and a family bathroom, elegantly finished and features a WC, pedestal washbasin and an L-shaped bath with Triton shower over. On the second floor is a cupboard housing the Vaillant boiler and water tank and also a further 2 bedrooms along with a shower room comprising of WC, inset washbasin and vanity unit and Triton shower and a handy storage cupboard.

Outside is parking for 2 cars and the property is eligible for a residents parking permit.

Situated in a prime location, 6 Havelock Road is within walking distance to local amenities, reputable schools, and excellent transport links, making it an ideal choice for families and professionals alike.

Don't miss the opportunity to own this charming mid terrace house. Contact us today to arrange a viewing and experience the unique appeal of 6 Havelock Road for yourself.

**Accommodation: (with approximate measurements)**

**Entrance Hall**

**Sitting Room** 12' 3" max x 11' 10" (3.73m x 3.61m)

**Dining Room** 12' 10" max x 11' 7" (3.91m x 3.53m)

**Kitchen** 14' 5" max x 11' 8" max (4.39m x 3.56m)

Downstairs shower room

Stairs from the entrance hall lead to first floor

Landing

Bedroom 1 11' 10" x 8' 10" (3.61m x 2.69m)

Bedroom 4 11' 10" x 7' 10" (3.61m x 2.39m)

Bedroom 5 12' 6" x 5' 6" (3.81m x 1.68m)

Bathroom

Stairs from the first floor lead to the second floor

Landing

Bedroom 2 11' 10" x 10' 6" (3.61m x 3.2m)

Bedroom 3 11' 9" x 10' 5" (3.58m x 3.18m)

Shower Room

Property Information:

**Services:** Mains gas, water, drainage and electricity. Gas fired central heating.

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

**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:** //sprouted.boils.decay

**Notes:** \*Checked on <https://www.openreach.com/> 13th August 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 2



Bedroom 3



Bedroom 4



Bedroom 5

# 6 Havelock Road, Windermere, LA23

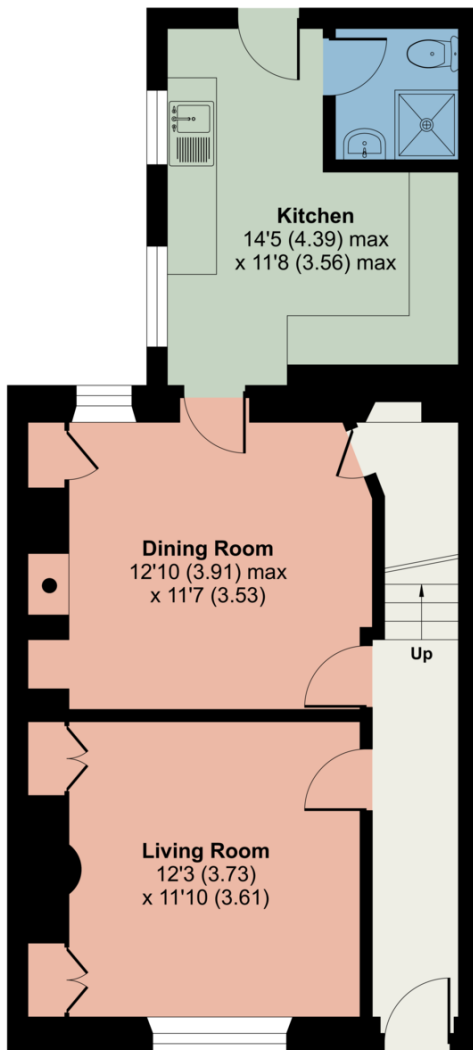
Approximate Area = 1304 sq ft / 121.1 sq m

Limited Use Area(s) = 156 sq ft / 14.4 sq m

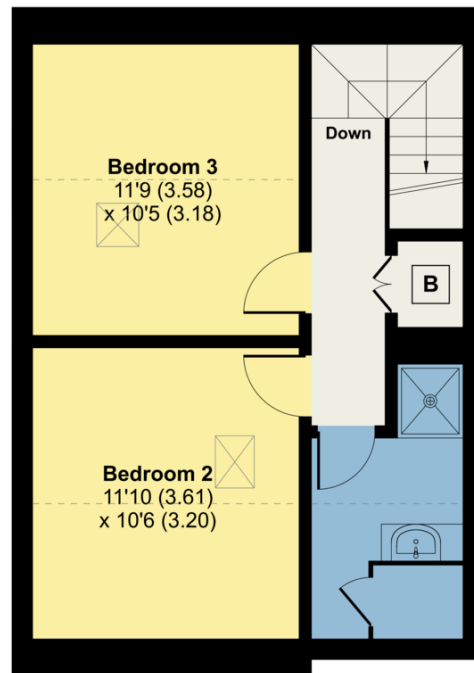
Total = 1460 sq ft / 135.5 sq m

For identification only - Not to scale

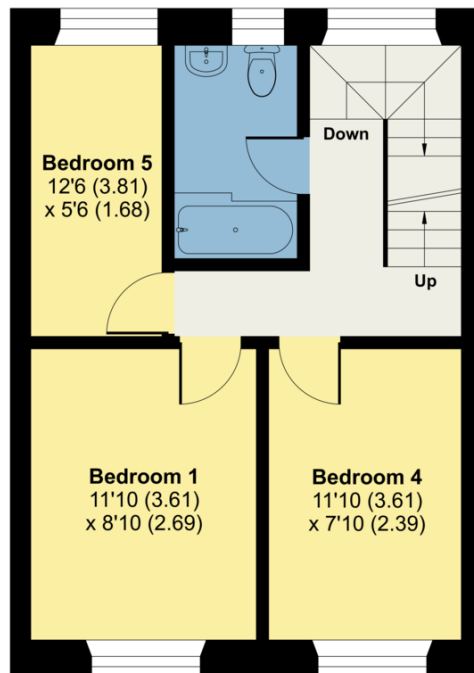
Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hackney & Leigh. REF: 1163648

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