



Windermere

Lyndene, 46 Ellerthwaite Road, Windermere, Cumbria, LA23 2BS

A beautifully presented mid terrace Lakeland home situated a few minutes walk from the village offering gas fired central heating, uPVC double glazing, 2 reception rooms, modern kitchen, 4 bedrooms, 2 bathrooms together with a detached garage and a delightful rear garden.

Offers over £460,000

Quick Overview

Conveniently situated, mid terraced, 4 spacious
bedroomed terrace house

2 reception rooms and 1 bathroom, 1 shower
room

Located a few minutes walk from the heart of
Windermere

Easy to maintain garden

In good decorative order

Close to amenities, transport and schools

Off road parking

Ideal holiday let, 2nd home or permanent
residence

Garden with rear yard and detached garage
with remote control door

*Superfast fibre broadband available

Property Reference: W6230



4



2



2



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Superfast
Broadband



Detached garage
with remote
control door



Lounge



Dining Room



Kitchen



Utility Room

Location: Conveniently situated in a popular residential area within a few minutes level walking distance of Windermere centre. From Windermere proceed down Lake Road heading towards Bowness turning left onto Ellerthwaite Road, directly opposite Hackney and Leigh's office. Follow the road as far as the crossroads and with the fire station on your left bear right where No. 46 can be found a short way along the right hand side.

Property Overview: Welcome to Lyndene, a delightful four-bedroom mid-terraced property located on Ellerthwaite Road in the heart of Windermere. This charming property offers a perfect blend of traditional character and modern convenience, making it an ideal choice for families or those seeking a peaceful retreat in the Lake District.

As you step through the front door, you are greeted by a warm and inviting atmosphere. The living room with its large bay window, allows natural light to flood in and also offers a gas fire for the colder nights. The adjoining dining room offers ample space for family meals and gatherings as well as housing an under stairway cupboard for storage.

The kitchen is well equipped boasting a Bosch gas hob with extractor over and double oven as well as a Bosch dishwasher and plenty of storage, making meal preparation a breeze. There is a separate utility room with ample space for washing machine and tumble dryer and a cupboard that houses the Worcester boiler. Leading off from the utility is a shower room, with WC, wash hand basin and a Mira shower. Midway between utility and kitchen is a door leading directly to the garden where you can simply unwind and where you can also gain access to the detached garage.

Upstairs, the property boasts four generously sized bedrooms, the first floor hosts the first 2 bedrooms which are ideal for guests and bedroom 3 and 4 are on the second floor, ensuring privacy. Bedroom 3 offers built in cupboards and is flooded with light from the dormer window whilst bedroom 4 offers built in cupboards and 2 Velux windows. The family bathroom on the first floor comprises of a bath and Mira shower over, WC and hand basin. There is also a handy linen/or airing cupboard on the upper floor.

Outside, the rear garden is private and currently fitted with Astro turf for ease of upkeep. The property also includes off-road parking via the garage, a valuable asset in this sought-after location.

Accommodation: (with approximate measurements)

Ground Floor

Sitting Room 14' 2" into bay x 12' 8" max (4.32m x 3.86m)

Dining Kitchen 14' 7" max x 11' 2" max (4.44m x 3.4m)

Kitchen 12' 0" x 9' 1" max (3.66m x 2.77m)

Utility Room 8' 3" x 5' 7" (2.51m x 1.7m)

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Shower Room

First Floor

Bedroom 1 17' max x 11' 5" (5.18m x 3.48m)

Bedroom 2 11' 2" x 10' max" (3.4m x 3.05m)

Bathroom

Second Floor

Bedroom 3 15' 11" x 11' 10" (4.85m x 3.61m)

Bedroom 4 10' 8" x 9' 1" (3.25m x 2.77m)

Garage 16' 6" x 9' 9" (5.03m x 2.97m)

Property Information:

Services: Mains water, gas, electricity and drainage. Central heating to radiators and instantaneous hot water provided by gas fired combination boiler.

Tenure: Freehold. Vacant possession upon completion.

Council Tax: Westmorland and Furness Council - Band D.

Viewings: Strictly by appointment with Hackney & Leigh.

Energy Performance Certificate: The full Energy Performance Certificate is available on our website and also at any of our offices.

What3Words: ///collected.finely.elders

Mobile Coverage: EE, O2 & Vodafone - Limited.

Notes: *Checked on <https://www.openreach.com/> 1st May 2025 - 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 3



Bedroom 4



Rear Garden, Garage Entrance

46 Ellerthwaite Road, Windermere, LA23

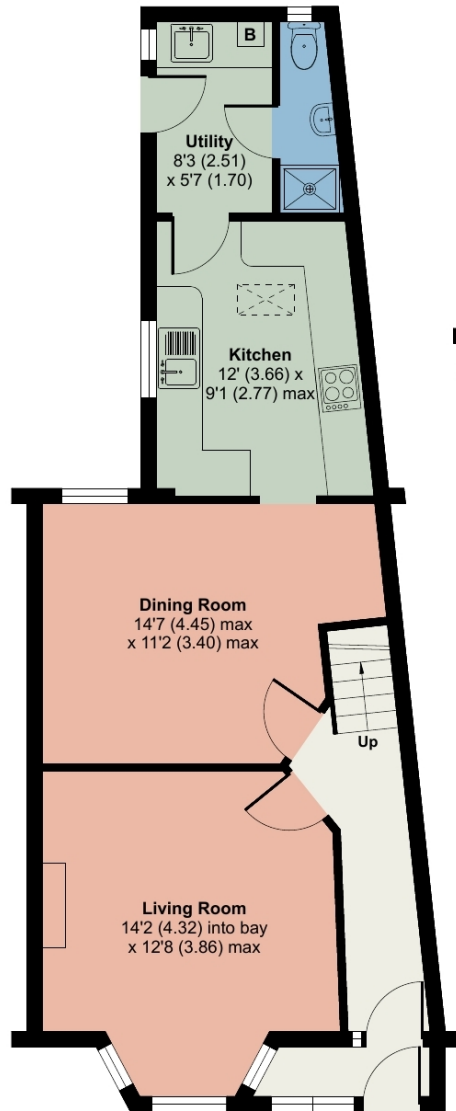
Approximate Area = 1280 sq ft / 118.9 sq m

Limited Use Area(s) = 59 sq ft / 5.5 sq m

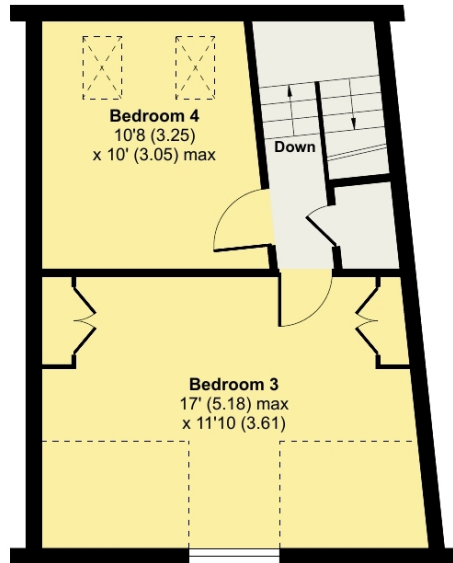
Total = 1339 sq ft / 124.4 sq m

For identification only - Not to scale

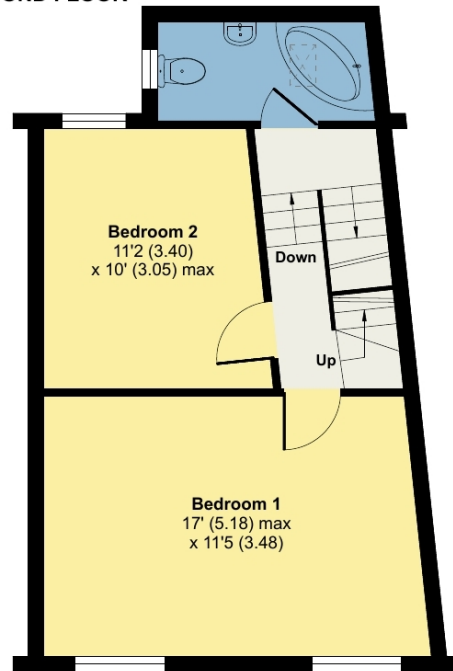
Denotes restricted
head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hackney & Leigh. REF: 1284138

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Request a Viewing Online or Call 015394 44461