

## Windermere

£300,000

28 Meadow Road, Windermere, LA23 2EX

Situated in the heart of the picturesque Lake District, 28 Meadow Road offers a delightful blend of comfort and convenience. This charming three bedroom, mid terraced house is perfect for those seeking a family lifestyle with easy access to the vibrant amenities of Windermere village.

### Quick Overview

3 bedroomed mid terraced house

1 Reception room, 1 bathroom

Peaceful location

Rear patio garden area and front terraced garden

In good decorative order

Close to amenities and transport

Ideal permanent home, 2nd home or holiday let.

Views of the Langdales, Pickle of Stickle

Separate single garage and off road parking

\*Superfast Fibre Broadband



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Superfast  
Fibre  
Broadband



Separate single  
garage & off road  
parking

Property Reference: W6243





Front Entrance



Living Room



Kitchen



Dining area

**Location:** Situated on a quiet residential road, 28 Meadow Road is just a short stroll from the bustling centre of Windermere. From Windermere centre proceed towards Bowness on New Road leading to Lake Road bearing left at Craig Walk immediately before the Police Station, bear first left onto Meadow Road and No 28 is located on the right hand side in the middle of the terraced properties set up above the road and accessed from a shared stepped path or inclined walkway.

**Property Overview:** As you step inside, you'll be greeted by a warm and inviting living space, ideal for cosy evenings with family or entertaining friends. The living room, with its bay windows, allows natural light to flood in, creating a bright and airy atmosphere. The kitchen is well-appointed, featuring a Bosch gas hob with extractor over and electric oven, Bosch dishwasher, space for a washer and ample storage and workspace making your meal preparation effortless. The adjoining dining area is filled with light from the large windows that overlook the rear garden. There is an under-stair cupboard for all your storage requirements. Upstairs, you'll find three bedrooms, the main bedroom is spacious and offers views of the Langdales, Pike of Stickle as well as a little glimpse of Bowfell. Bedroom 2 and 3 are perfectly sized for children or guests. The family bathroom is conveniently located on this floor, equipped with bath, shower over bath, hand basin and WC. Outside, to the rear is a small paved garden area where you can enjoy your morning coffee. The front of the property offers a terraced section of garden and a nearby single garage across the road provides secure parking or additional storage space. This delightful home offers the perfect opportunity to enjoy the best of Lake District living, whether you're looking for a permanent residence or a holiday retreat. Don't miss your chance to make this charming property your own.

**Accommodation:** (with approximate measurements)

**Living Room** 12' 5" x 11' 5" (3.78m x 3.48m)

**Kitchen/dining** 17' 8" x 10' 5" (5.38m x 3.18m)

**Stairs from the entrance hall lead to the first floor.**

**Bedroom 1** 12' 10" x 9' 5" (3.91m x 2.87m)

**Bedroom 2** 11' 0" x 9' 11" (3.35m x 3.02m)

**Bedroom 3** 8' 9" x 8' 0" max (2.67m x 2.44m)



## Bathroom

**Garage:** 17' 0" x 8' 0" (5.18m x 2.44m)

## Property Information:

**Services:** Mains water, Gas, drainage and electricity.  
Electric heating and uPVC double glazed windows.

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

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

**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:** ///adverbs.half.soil

**Notes:** \*Checked on <https://www.openreach.com/> 20-05-2025- not verified.

**Mobile Coverage:** O2 - Likely (Likely) / EE & Vodafone - Limited.

**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

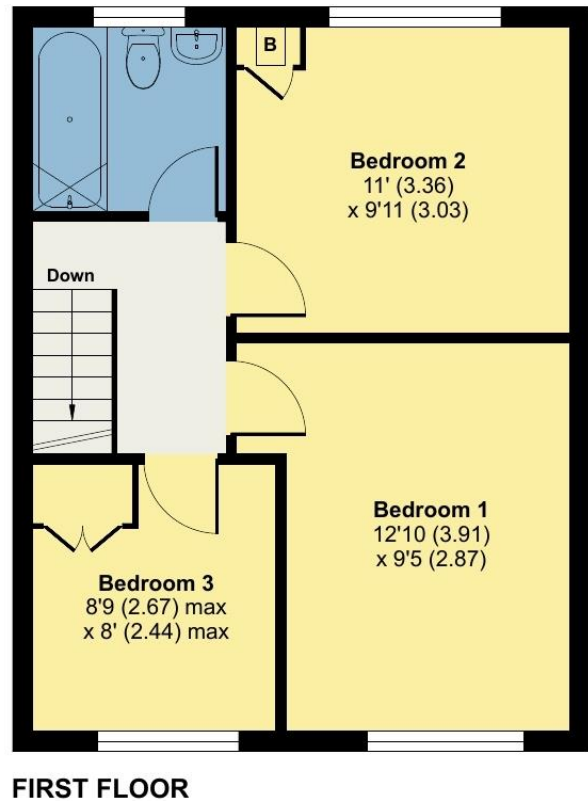
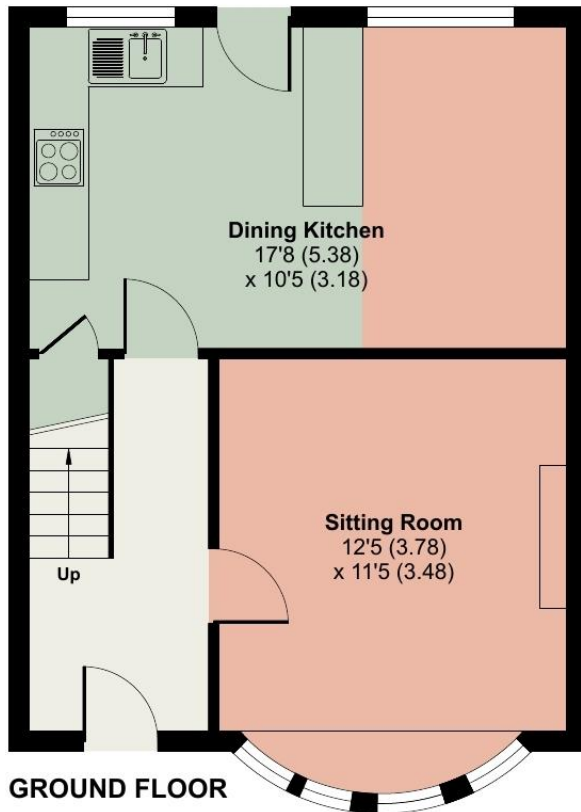


Rear patio garden

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Approximate Area = 838 sq ft / 77.8 sq m

For identification only - Not to scale



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 28/05/2025.