



40 Meadow Road

Windermere, LA23 2EX

Guide Price £325,00

40 Meadow Road

Windermere

Meadow End is a modern end of terrace property in a short row of five built in the 1960s occupying an elevated position above Meadow Road with garage and parking opposite. There are rockery gardens to three sides and also space for benches.

The property has UPVC double glazing (the two windows on the gable end have feature coloured glass and leadwork) and PVC front and back doors, modern kitchen and shower room fittings. Meadow End offers well proportioned rooms with the advantage of a connecting sitting room and dining room with double opening doors making for a sociable and light living area. Besides the through living area there is an entrance hall and kitchen to the ground floor and three bedrooms and a shower room to the first floor. Given the elevated setting there are some leafy views to the north over and above the garages opposite and to the open space between Meadow Road and Windermere Park to the east.

The house would suit a wide range of buyers as it's ideal as a permanent home, second home or holiday let investment.





Accommodation

Ground Floor

An open porch shelters the front door and opens to

Entrance Hall

Staircase with white painted balustrade rises with an understairs cupboard housing the electric meter. Brazilia gas heater, tiled floor and leading to all rooms there are four panel white doors with Art Deco style handles.

Living Room

12'7 x 11'5 (3.83m x 3.49m)

A lovely feature is the bow window with deep sill, perfect for display and affording a northerly view over the garages opposite to the trees beyond. An Adam style fireplace has marble slips and hearth. Double opening beveled glass panelled doors to the

Dining Room

10'5 x 9'2 (3.17m x 2.79m)

With a view to the rear terraced garden and a second Brazilia gas heater.

Kitchen

10'5 x 8'2 (3.18m x 2.50m)

Oak effect fronted base and wall units with twisted antique finish chrome handles, laminate worktops and splash back tiling. NEFF 5 ring gas hob with extractor fan and light over, NEFF double oven, space for an under counter fridge (Hotpoint), sink unit with mixer tap, PVC boarded ceiling with spot lights, tiled floor and a view to the rear terraced garden.



First Floor

Landing

White four panel doors with Art Deco style handles lead to the three bedrooms and shower room. Lovely leafy view to the side elevation and a loft hatch.



Bedroom One

13'0 x 10'11 (3.97m x 3.34m)

Located to the front of the house with a view over the garages to the trees beyond. TV point.



Bedroom Two

10'11 x 10'0 (3.32m x 3.04m)

With a view to the rear terraced garden.

Bedroom Three/Hobbie Room/Study

8'9 x 8'0 (2.66m x 2.43m)

Located to the front of the house with a view over the garages to the trees beyond. Airing cupboard housing the lagged hot water store and providing extra storage space.



Shower Room

Corner shower with an Aqualisa thermostatic shower unit, pedestal wash basin and a loo. Heated towel rail, medicine cabinet with mirror door, wall mirror, glass shelf, obscure glass for privacy, shaver point and chrome fittings. For ease of upkeep, tiled walls and floor and a PVC boarded ceiling.



Outside

Shared external steps (12 in total) leads up to the terrace of five houses with the adjoining houses having a pedestrian right of way along the block paved seating terrace of No. 40 both along the front and rear elevations. There's room for benches for sitting out. The front garden is sloping and is planted with shrubs and spring bulbs. There is a side garden area which is well stocked with a variety of shrubs. To the rear, metal steps lead up to the terraced garden, planted with an assortment of flowering shrubs including heathers, rhododendrons and azaleas, hydrangeas and buddleia ensuring a lovely bank of colour over the spring and summer months. In between the shrubs in all of the garden areas there are strategically placed Lakeland stones to provide definition and pockets for the planting.

The single garage sits opposite and is the end terrace in a row of ten. There is an up and over green painted door.



Location

The quiet residential area of Meadow Road is tucked away and off the main thoroughfare mid way between Lake District hot spots of Windermere and Bowness on Windermere. It therefore remains convenient for all local facilities such as schools, doctors, dentists, opticians, hairdressers and vets as well as the multitude of shops, cafes, restaurants and pubs that these two large villages host. Windermere has the advantage of a railway station with good connections to Oxenholme on the main West Coast line and is a central base for exploring the wider Lake District.

Directions

Traveling from Windermere along Lake Road (A5074) in the direction of Bowness on Windermere, turn left immediately before the Police Station onto Craig Walk. Turn first left onto Meadow Road. Follow the road and No.40 is to be found on the right. It is

the last property of a short terrace of five similar houses in an elevated setting approached by a shared external set of 12 steps. The garage and parking is opposite.

Services

Mains electric, gas, water and drainage.

Tenure

Freehold

Local Authority & Council Tax Band

South Lakeland District Council – Band C



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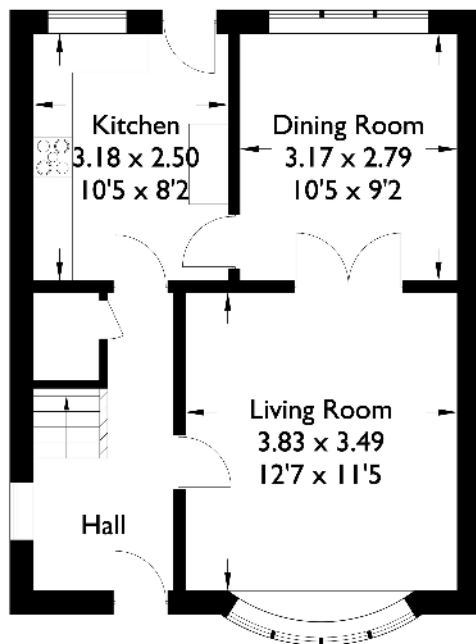
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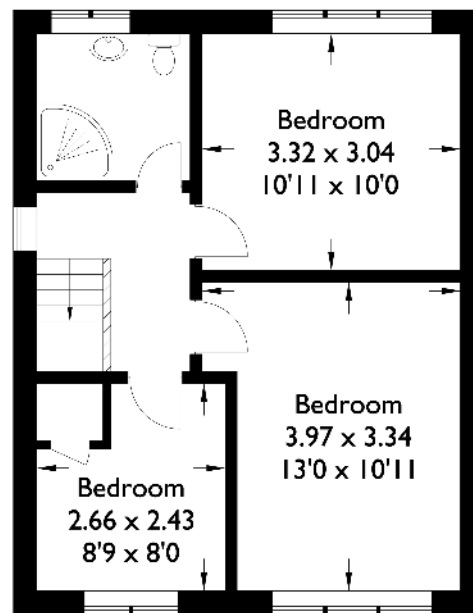
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Approximate Gross Internal Area : 78.44 sq m / 844.32 sq ft

Total : 78.44 sq m / 844.32 sq ft

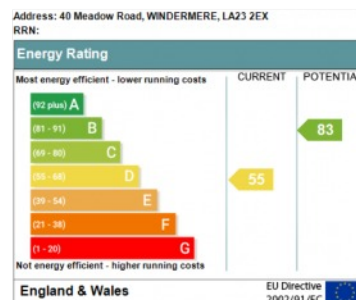


Ground Floor



First Floor

For illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no
responsibility is taken for any error.



Viewing is strictly by appointment with the sole agents

The services, kitchen and sanitary ware, appliances and fittings have not been tested by the selling agents and purchasers should undertake their own investigations and survey. The agents endeavour to make their sales details are correct, however, purchasers and their conveyancers should make their own enquiries as to accuracy, especially where statements have not been verified. Please contact the agents before travelling any distance to view to check availability and confirm any point of particular importance.