



# 7 Thwaites Lane

Windermere, LA23 2LG

Guide Price £225,000



# 7 Thwaites Lane

## Windermere

Opportunity has arisen to purchase 7 Thwaites Lane, a semi-detached property located on the outskirts of Windermere village originally built by South Lakeland District Council. Number 7 has multiple benefits including off street parking and gardens to the front, side and rear enjoying a stunning view of the Lakeland fells to the north. A well maintained accommodation which is now in need of some updating and modernisation. The property also offers lots of potential to extend (subject to planning permission) or reconfiguring to create a beautiful family home. The accommodation briefly consists of a sitting room, kitchen diner, three bedrooms and a wet room. This house would be ideal for first time purchasers or indeed a family home.

The property is conveniently located very close to the bustling and popular village of Windermere offering shops, restaurants, cafes and bars right on the door step and within easy walking distance of a large range of tourist attractions. Other benefits are the transport links including train, bus and Lake cruisers which offer excellent accessibility to enjoy the beautiful Lake District National Park.

A local occupancy restriction applies to the property where the purchaser must have lived or worked within Cumbria for the past 3 years prior to purchase and use the property as their main residence.



## Directions

From central Windermere on Crescent Road bear left onto Oak Street, continue and take the third left onto Orrest Drive which continues round to the right onto Droomer Drive. Then left onto Claife Avenue, continue along Claife Avenue to the top of the road and 7 Thwaites Lane can be found on the left hand side.

## Accommodation

A garden path leads up to the front door giving access into:

### Hallway

A traditional size hallway with stairs leading up to the first floor. A cloak cupboard at the bottom of the stairs and a wall mounted gas heater.



### Living Room

*16'4 x 10'4 (4.99m x 3.15m)*

A good sized sitting room with dual aspect windows over looking the front and rear gardens. The rear window offers stunning views of the Langdale Pikes and surrounding fells. The room has a coal effect gas fire set on a marble hearth with an oak surround.



### Kitchen/Diner

*12'3 x 11'5 plus 6' x 5'10 (3.73m x 3.48m + 1.83m x 1.77m)*

A good range of fitted base and wall units, with worktops and stainless steel sink unit. Plumbing for a washing machine and space for a cooker and fridge freezer. A window over the sink looks out to the side of the property in addition to a large window over looking the rear of the property which offers great views of the fells in the distance. There is a cupboard under the stairs offering further storage that is located just off the kitchen. An external door gives access to the side of the property.

## First Floor

### Landing

Stairs lead up to a good sized landing with access to the loft. There is a large airing cupboard on the landing which houses the hot water tank.

### Bedroom One



*13'6 x 9'8 (4.12 x 2.95m)*

Located at the front of the property, this good sized double bedroom has a double glazed window with pleasant outlook. There is a wall mounted gas heater and ample space for wardrobes.

### Bedroom Two

*10'7 x 6'5 (3.22m x 1.95m)*

A large single bedroom, located at the rear of the house, with a double glazed window offering stunning views of the Langdale Pikes and beyond. There is a cupboard with hanging space.

### Bedroom Three

*10'8 x 6'0 (3.25m x 1.83m)*

A large single bedroom located at the side of the property with a double glazed window and a small built in storage cupboard.

### Wet Room

Recently modernised wet room with plastic panelling to walls and ceiling. Wall mounted electric shower with shower curtain around, wash hand basin and WC. Spot lights and double glazed window with obscure glass. Wall mounted heater.

### Outside

Pleasant gardens to three sides of the property predominately lawned areas with pathways and planted borders. In the rear garden there is a patio area and a central pathway with large planted borders to either side. A Lakeland stone wall divides the garden and there is a tarmac parking area for two cars.

### Services

All mains services connected. Mains gas connected.

### Tenure

Freehold.

### Council Tax Band

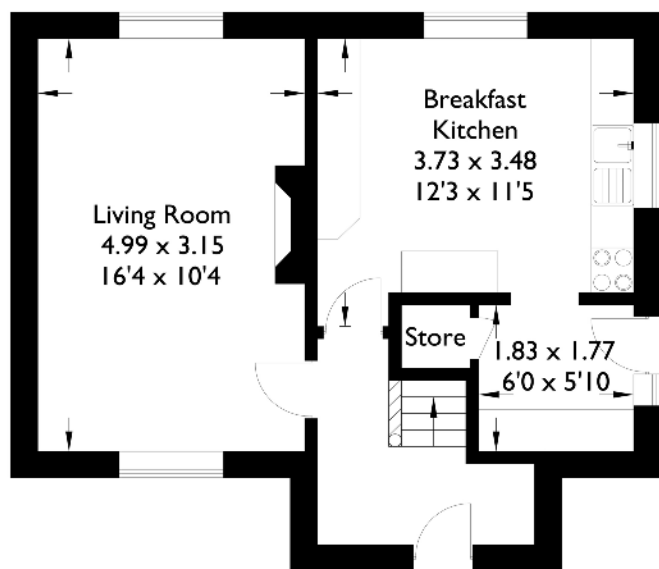
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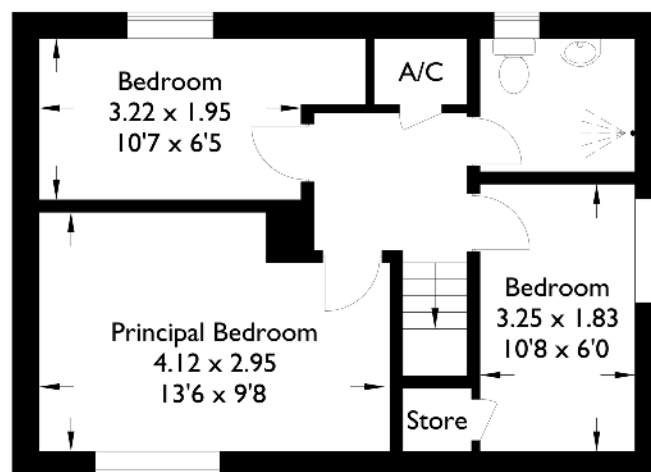
## 7 Thwaites Lane

Approximate Gross Internal Area : 73.04 sq m / 786.19 sq ft

Total : 73.04 sq m / 786.19 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.

**MATTHEWS  
BENJAMIN**

