



Windermere

Offers in excess of £450,000

28 Thornthwaite Road, Windermere, Cumbria, LA23 2DN

A well presented and cared for property, situated in a wonderful location set back from the village but within close walking distance to all the amenities on offer plus a stone's throw from the local recreational ground. This mid terraced 4 bedroomed property is an ideal home, second home or indeed holiday let with the added benefit of a rear patio area.

Quick Overview

- Quiet yet convenient location
- In great decorative order
- 4 Bedroomed mid terraced house
- 2 Reception rooms & 2 bathrooms
- No chain
- Close to amenities, schools & transport links
- Rear patio area
- On road parking
- Ideal main residence, second home or holiday let
- *Superfast fibre broadband available



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2



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Superfast
Fibre
Broadband



On Road
Parking

Property Reference: W6227



Living Room



Dining Room



Kitchen



Bedroom 1

Location: Situated in the popular Heathwaite residential area of Windermere convenient for the amenities of Bowness and Windermere villages and having a local shop, Queens Park Recreation Ground and sports facilities, primary school and local walks all close at hand.

From Windermere proceed towards Bowness down New Road turning left into Ellerthwaite Road. Follow the road along and turn right at the 'T' junction onto Park Road and then second left into Thornthwaite Road. No.28 is a short way along on the right.

Property Overview: As you step through the front door, you are greeted by a well-presented sitting room, a cosy haven perfect for unwinding after a long day. The room is tastefully decorated, with ample natural light pouring through the large bay window. Adjacent to the sitting room is the separate dining room, a versatile space that can easily accommodate family gatherings or dinner parties with friends. The dining room seamlessly flows into the modern kitchen, which is equipped with wall and base units, Lamona single oven with 4 ring gas hobs and extractor over plus built in Lamona dishwasher. Towards the rear of the property, you'll find a convenient modern shower room comprising of WC, shower and washbasin with vanity unit.

Moving up to the first floor are dedicated to restful retreats, featuring four generously sized bedrooms. Each room is thoughtfully designed to provide ample space for relaxation and personalisation. Complementing the bedrooms is a separate family bathroom comprising of bath with shower over, WC and washbasin with vanity.

Outside, the property features a good sized paved rear area perfect for relaxing and entertaining, plus on road parking to the front of the property. 28 Thornthwaite Road would be an ideal main residence, second home or holiday let.

Accommodation: (with approximate measurements)

Entrance Hall

Living Room 14' 3" into bay x 12' 1" (4.34m x 3.68m)

Dining Room 12' x 11' 9" (3.66m x 3.58m)

Kitchen 11' 11" x 8' 2" (3.63m x 2.49m)

Shower Room

Stairs to first floor

Bedroom 1 12' x 10' 3" (3.66m x 3.12m)

Bedroom 2 12' 1" x 9' 10" (3.68m x 3m)

Bedroom 3 9' x 8' 10" (2.74m x 2.69m)

Bedroom 4 11' x 6' 2" (3.35m x 1.88m)

Bathroom

Property Information:

Services: Mains gas, water & electric. Gas fired central heating.

Tenure: Freehold (Vacant possession upon completion).

Council Tax: Westmorland and Furness Council - Band D.

Viewings: Strictly by appointment with Hackney & Leigh Windermere Sales offers.

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

What3Words: ///nurtures.outnumber.mornings

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

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 £60.00 (inc. VAT) per individual or £50.00 (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 £150 (incl. vat).



Bedroom 2



Bedroom 3



Rear Patio

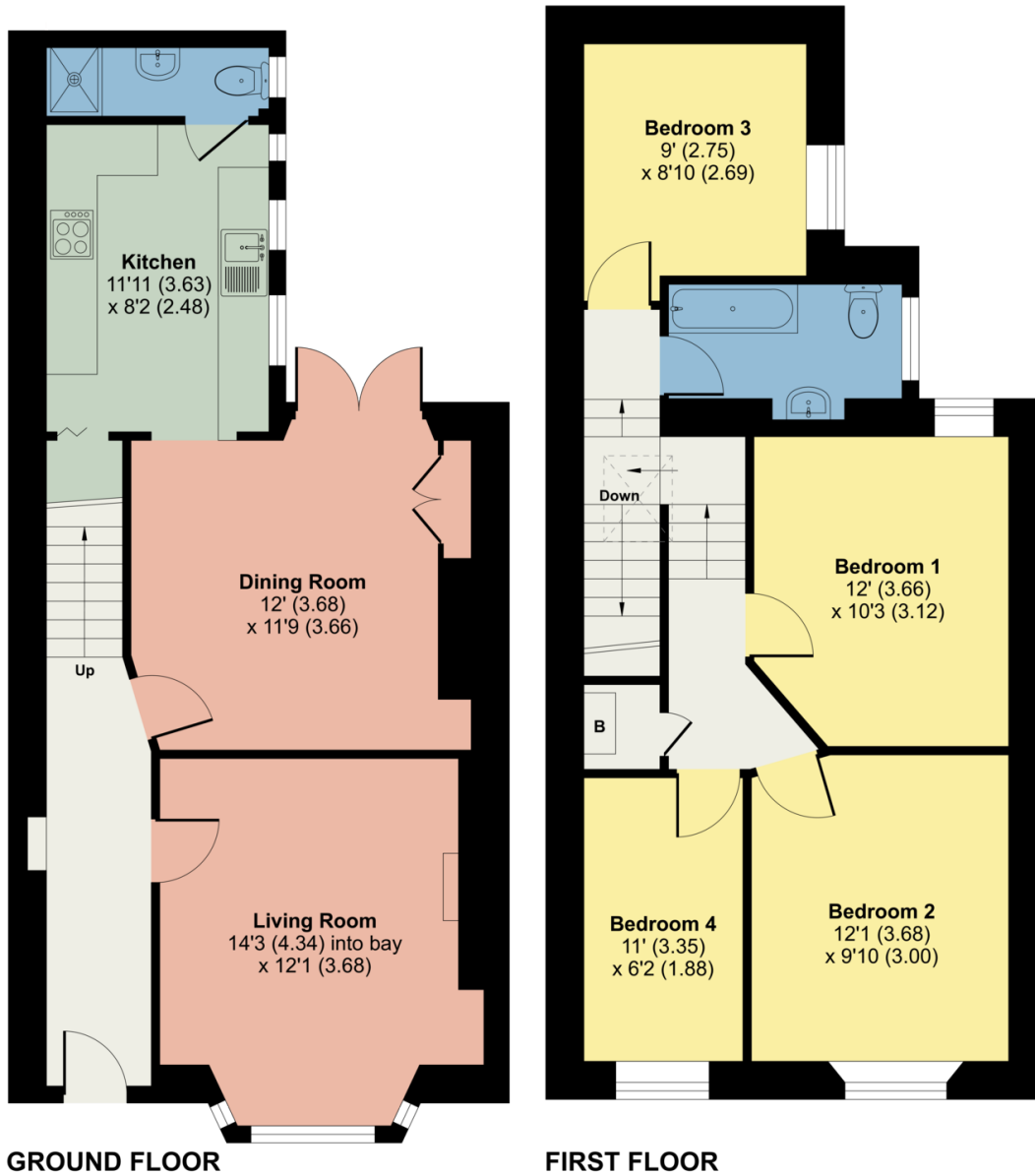



OS Plan

28 Thornthwaite Road, Windermere, LA23

Approximate Area = 1108 sq ft / 102.9 sq m

For identification only - Not to scale



 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: 1276817

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