



## Windermere

£565,000

6 Lane Head, Windermere, LA23 2DW

Located in a quiet residential area of Windermere, this beautifully presented three-bedroom detached bungalow offers peace and convenience. This delightful bungalow is a rare find, offering peace, privacy, and picturesque views in a desirable location. Don't miss the opportunity to make it your own. Ideal as a main residence, this property boasts a generous plot and is in excellent order throughout, all while offering sought after views of the Lakeland fells.

### Quick Overview

Detached true bungalow  
3 Bedrooms  
Close to village  
Stylish decorative order  
Sizeable mature gardens  
Fantastic views to Lakeland fells  
Solar panels  
Detached single garage  
Driveway parking  
Ultrafast broadband available



3



1



2



C



Ultrafast  
Broadband



Driveway parking  
and garage

Property Reference: W6336



Living Room



Kitchen



Dining Room



Bathroom

Upon entering through the front porch, you're greeted by a practical space and panoramic views of the fells. The hallway features three built-in shelved storage cupboards, one of which houses the Vaillant gas boiler. The living room has generous proportions and is centred around a gas fireplace with a marbled hearth and provides ample space for relaxation with generous natural light. This room flows into the conservatory/dining room which offers a superb sociable space and patio doors that fill the space with natural light and lead to the rear garden.

The kitchen is finished beautifully, featuring fitted wall and base units with a concealed Neff fridge freezer, Bosch washing machine, Neff dishwasher, electric hob and a built-in Hotpoint oven. Marble-effect worktops and wood-effect flooring complete this stylish culinary space. Aspect over rear garden.

The hallway provides access to three well-appointed bedrooms. Bedroom 1, a spacious double, is bright and elegantly finished with a stylish panelled wall and fell views. Bedroom 2 offers a tranquil garden outlook from a box bay window and space for a double bed, while bedroom three, a single room, offers outlooks to the picturesque Langdales.

The bathroom is fitted with a WC, wash basin and bath with shower over, fitted wall unit, heated towel rail and an LED vanity mirror for added style.

Outside, the front of the property features a well maintained lawned garden with patio area and a driveway leading to a single garage with an electric roller door, plumbing and electrics. The rear garden is a real bonus being secluded, boasting its own beck, a patio seating area, expansive lawn and a stone path ways.

This delightful bungalow is well presented throughout and allows the new owner the chance to move straight in. Don't miss the opportunity to make it your own.

#### Entrance Hall

Living room 6.88 x 3.40m (22'6" x 11'2")

Kitchen 2.77 x 3.31m (9'1" x 10'10")

Dining room 2.54 x 5.11m (8'4" x 16'9")

#### Hallway

Bedroom 1 3.21 x 4.11m (10'6" x 13'5")

Bedroom 2 4.39 x 2.87m (14'4" x 9'5")

Bedroom 3 2.96 x 2.31 (9'8" x 7'6")

#### Bathroom

#### Property Information:

**Services:** Mains gas, water, drainage and electricity. uPVC double glazed windows and doors to main rooms. Gas fired central heating and solar panels to roof.

**Tenure:** Freehold



Living Room



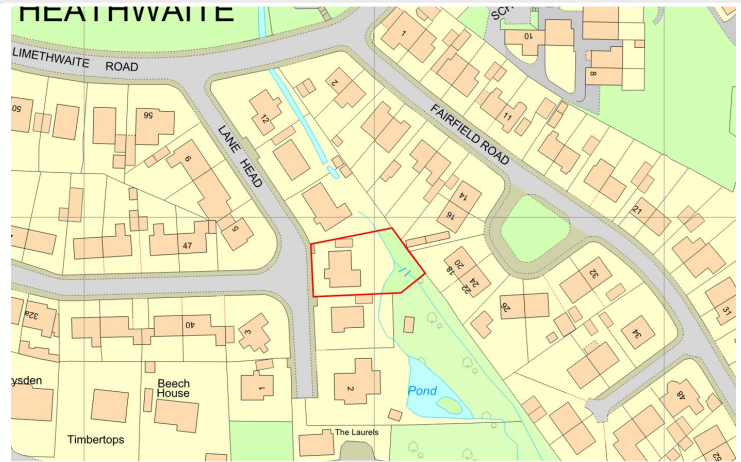
Rear Garden



Bedroom 3



Rear Garden



OS map



Rear patio

**Council Tax:** Westmorland and Furness- Band D

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

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

**What 3 Words and Directions:** From Crescent Road, turn left onto Ellerthwaite road and then continue onto Whinfield Road, follow the road round and at the junction turn right onto Park Road. At the first left, turn onto Limethwaite Road and take the second right onto Lane Head. Number 6 is on the left.

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Beck



Kitchen



Bedroom 1



Bedroom 2

Request a Viewing Online or Call 015394 44461

# Windermere Sales Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
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**Approximate total area<sup>m</sup>**  
97.3 m<sup>2</sup>  
1047 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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