



## Windermere

£275,000

65 Droomer Drive, Windermere, Cumbria, LA23 2LP

A great family home, this 3 bedroomed mid terraced house has front and rear gardens, off road parking and just across the road from Queens Park Recreational ground. Occupancy conditions apply.

### Quick Overview

- 3 bedroom mid terraced house
- 1 reception room, 1 bathroom
- Convenient location
- Close to all amenities and transport
- Front and rear gardens
- Local occupancy conditions apply
- Gas central heating and double glazing
- EPC Band D
- Off road parking
- \*Ultrafast Fibre broadband



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Ultrafast  
Fibre  
Broadband



Off Road  
parking

Property Reference: W6351



Living Room



Kitchen



Bedroom 1



Bedroom 2

As you approach the house, you'll be greeted by a well-maintained front garden, a traditional slate stone entrance providing a warm welcome. Step inside to discover a spacious and inviting living area with dual aspect windows and gas central heating that ensure comfort throughout as well as offering a log burner with solid oak mantle piece and slate hearth, perfect for the cooler winter evenings.

The adjoining kitchen provides a functional space, with ample wall and base units, together with a useful breakfast bar. There is also a built in electric oven and hob and plumbing for a washing machine. Understairs store and access to both the front and rear gardens.

Ascending to the first floor where you will find the property's three bedrooms. Bedroom 1 offers a sizable space with a large window facing onto the street, features built-in wardrobes providing plenty of storage space whilst the additional bedrooms are perfect for children, guests or a home office. The gas Worcester boiler is housed in bedroom 3.

The well-appointed family bathroom is complete with contemporary fixtures and fittings, ensuring a touch of luxury in your daily routine.

Step outside to the rear garden from the kitchen, offering a paved patio area, ideal for the summer barbeque and guest entertaining as well as a grassed garden area for the children to play. The garden is easy to maintain, offering a perfect balance of lawn and patio areas.

For added convenience, there is off-street parking in the front of the property and at the rear, there is additional off-street parking for your guests.

Located just a stone's throw from the heart of Windermere, you will have easy access to local amenities, shops, and restaurants. The surrounding natural beauty of the Lake District provides endless opportunities for outdoor adventures and exploration. Queens Park Recreational ground ("The Rec") is just across the road with place for kids to explore!

**Accommodation: (with approximate measurements)**

**Living Room:** 17' 9" x 11' 6" (5.41m x 3.53m)

**Kitchen:** 8' 11" x 8' 8" (2.73m x 2.66m)

**Kitchen:** 9' 0" x 5' 8" (2.75m x 1.73m)

**First Floor**

**Bedroom 1:** 11' 7" x 11' 8" (3.54m x 3.56m)

**Bedroom 2:** 11' 11" x 5' 7" (3.65m x 1.72m)

**Bedroom 3:** 11' 7" x 5' 11" (3.55m x 1.81m)

**Bathroom**

**Property Information:**

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

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

**Services:** Mains gas, water, drainage and electricity. Gas fired central heating to radiators.

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

**Local Occupancy Conditions:** Being an ex local authority house the property has an occupancy restriction where it must be the occupants main residence and that they have lived or worked 3 years prior to purchase in Cumbria

**Viewings:** Strictly by appointment with Hackney & Leigh.

**What3words & Directions:** [///investors.call.arrives](https://www.what3words.com/inv/inv/inv)

From the Hackney & Leigh office, bear left onto Ellerthwaite Road, then left onto Holly Road, travelling down over Woodland road and straight on into Park Road. Bear left onto Limethwaite Road and then right onto Droomer drive. Once the road widens, you will find number 65 is on the left hand side.

**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 3



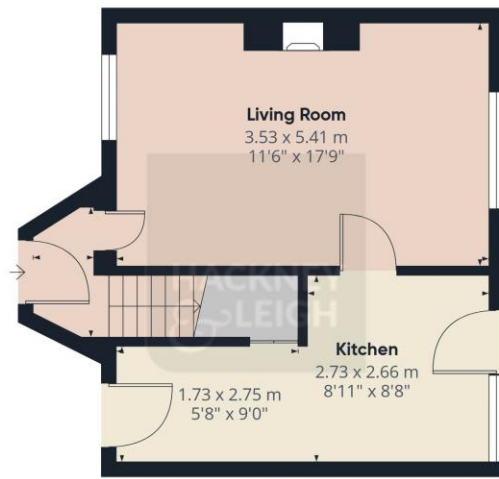
Rear garden



Rear garden



Front elevation



Ground Floor

Approximate total area<sup>m</sup>

66.1 m<sup>2</sup>  
711 ft<sup>2</sup>



First Floor

(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.

GIRAFFE360



## A thought from the owners...

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 26/03/2026.

Request a Viewing Online or Call 015394 44461