



Thwaites Lane, Windermere

£242,500

6 Thwaites Lane, Windermere, LA23 2LG

Welcome to 6 Thwaites Lane, a 3 bedroom, semi-detached property on the fringes of Windermere, a stones throw from transport links and the amenities of Windermere Village, this property offers an ideal home for a local family. In need of as touch of personalisation, this property offers scope to become a fabulous permanent home.

Quick Overview

3 bedroom, semi-detached house

Close to transport links

Front and rear garden

Local Occupancy Applies

Near to Schools and shops

Views to fells

In need of personalisation

On street parking

UPVC double glazing and gas central heating

Ultrafast broadband available



3



1



2



C



Ultrafast
broadband



On street parking

Property Reference: W6391



Kitchen



Living room



Dining room



Bedroom 1

As you enter the property, the entrance offers a cupboard for storage of coats and shoes. Leading from here is a dining room, with ample space for dining furniture and a front aspect to garden.

The kitchen is accessed from here as has a rear aspect over the garden. There are a range of wood effect wall and base units aid practicality, cooker and extractor fan over and stainless steel sink. The space, whilst being compact, is adjoined to a useful utility/pantry. Here, there is space for a fridge and plumbing for washing machine, accompanied by an under-stairs cupboard for additional storage. Access from here is gained into the rear garden.

From the dining room is the living room, which is dual aspect and provides natural light and aspect to both front and rear garden. There is ample space for furnishings and focal point gas fire set in wood surround and marble hearth.

Stairs from the entrance lead to the first floor landing, where you'll find an airing cupboard housing a boiler, shelving and with loft access.

Bedroom 1 is a double room, with UPVC double glazed windows and front aspect. Built in storage to the far wall offers additional storage. Bedroom 2 offers over stairs cupboard storage, glimpses of fell views to Langdales and aspect to front garden. Bedroom 3 is also a single room, with a rear aspect and direct view to School Knott. Built in storage.

The wet room would benefit from modernisation, with partial tiling to walls, WC, sink and shower with surrounding curtain and rails to walls.

Outside are both a front and back garden, connected by a pathway to the side of the property. To the front, the garden has mature shrubbery and generous lawn, to the rear, a sizeable garden offers a patio, mature shrubs, and ample space for outdoor furnishings for dining and enjoyment of the view to School Knott.

With a little imagination, this property could be your next family home, with ample living and outdoor space combined with its proximity to schools, shop and transport links. Don't miss the opportunity to make this conveniently placed property your family home, book a viewing today.

Entrance:

Kitchen: 2.23 x 2.29m (7'7" x 7'6")

Dining room: 3.22 x 2.56m (10'6" x 8'4")

Living room: 2.73 x 4.97m (8'11" x 16'3")

Pantry/utility

Stairs to first floor

Bedroom 1: 4.14 x 2.99m (13'6" x 9'9")

Bedroom 2: 2.85 x 2.61m (9'4" x 8'6")

Bedroom 3: 3.22 x 1.95m (10'6" x 6'4")

Bathroom

Property information:

Council tax: Westmorland and Furness, 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

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.

What 3 Words and Directions: [///obeyed.call.reissued](http://obeyed.call.reissued)

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



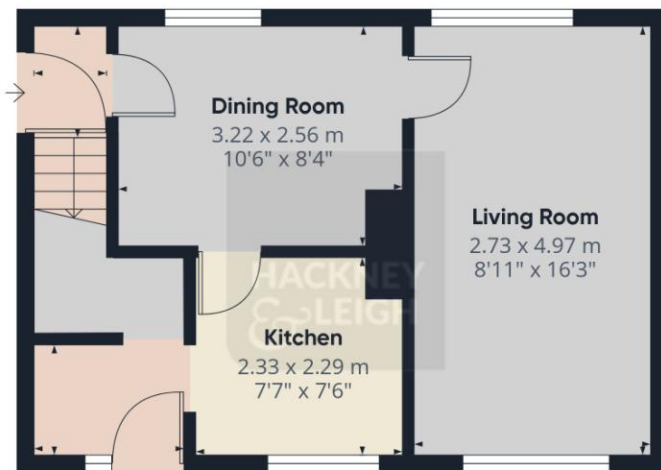
Bedroom 3



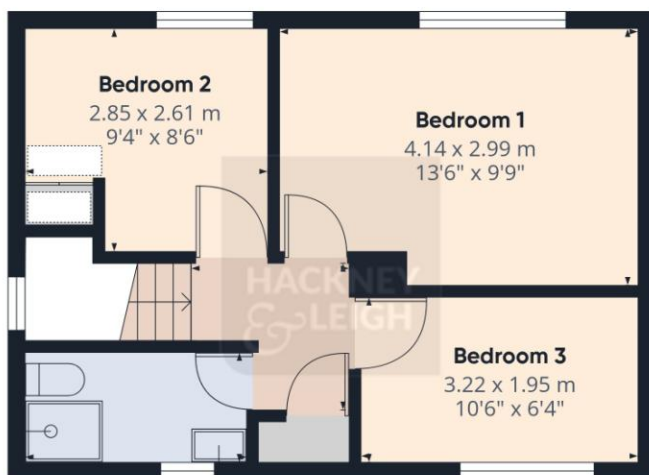
View from bedroom 3



Rear garden



Ground Floor



First Floor



Approximate total area⁽¹⁾
64.5 m²
695 ft²

(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 Mes srs. 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 18/07/2026.

Request a Viewing Online or Call 015394 44461