



Heaning Lane, Windermere

£400,000

Greenrigg, Heaning Lane, Windermere, LA23 1JW

Discover a blend of rural charm and modern convenience with this delightful two-bedroom semi-detached bungalow. Offering fantastic fell views and easy access to local amenities and transport links, this property is an ideal residence for those seeking tranquillity without sacrificing connectivity. This bungalow is a perfect opportunity for upgrading and personalisation. Contact us today to arrange a viewing and experience the best of Windermere living.

Quick Overview

Semi detached bungalow

2 bedrooms

Mature Gardens

Opportunity to personalise

Oil fired central heating and UPVC double
glazing

Driveway parking

Semi-Rural location

Stunning views

No onward chain

Ultrafast Fibre Broadband



2



1



1



D



Ultrafast
broadband



Off road
parking

Property Reference: W6315



Living room



Kitchen



Bathroom



Bedroom 1

Upon entering, you are greeted by a spacious hallway which offers useful storage. The living room features a large window that frames the stunning landscape, allowing natural light to flood the room. With a feature fireplace, inset electric fire and fitted wall lights, this room provides a perfect blank canvas for personalisation.

The well-appointed kitchen is both practical and stylish, boasting fitted work surfaces and ample wall and base units. It includes a stainless steel sink unit, a fitted dishwasher, a concealed extractor fan and modern LED lighting under the overhead units. There's also space for a fridge/freezer and a dining table, making it practical and stylish.

Bedroom 1 is generously sized with field views at the rear that create a relaxing and peaceful space. Bedroom 2 is light and airy, providing a versatile space ready for your personal touch.

The bathroom features a three-piece fitted suite with a bath and shower over a fitted towel heater, and a vanity mirror above the sink, complemented by feature tiles.

Outside, the property benefits from two outhouses for additional storage, one with plumbing for automatic washing machine and one housing the oil fired boiler. The gardens are mature and to 3 sides, offering a peaceful retreat backing onto fields and enjoying open views with a small patio area. There is also driveway parking for two vehicles

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Hallway

Living room 3.63 x 5.08 (11'10" x 16'8")

Kitchen 2.57 x 3.86m (8'5" x 12'8")

Bedroom 1 3.50 x 4.19m (11'6" x 13'9")

Bedroom 2 3.50 x 2.89m (11'5" x 9'5")

Bathroom

Services Mains water, we are informed by the vendor that the septic tank is compliant shared with 3 neighbouring properties. Oil fired central heating.

Tenure Freehold

Parking Off road parking to driveway

What Three Words and directions //talked.stung.tickets
From Main Road, Windermere, continue along the one way system. At the cross roads, turn left onto the A591. Continue along the A591 towards Ings. Heaning is a small Hamlet on the left, after going over Bannerigg. Stay on the left hand side as the lane splits, and Greenrigg is on the left.

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

Council Tax Westmorland and Furness Council - Band D

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

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).

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Bedroom 2



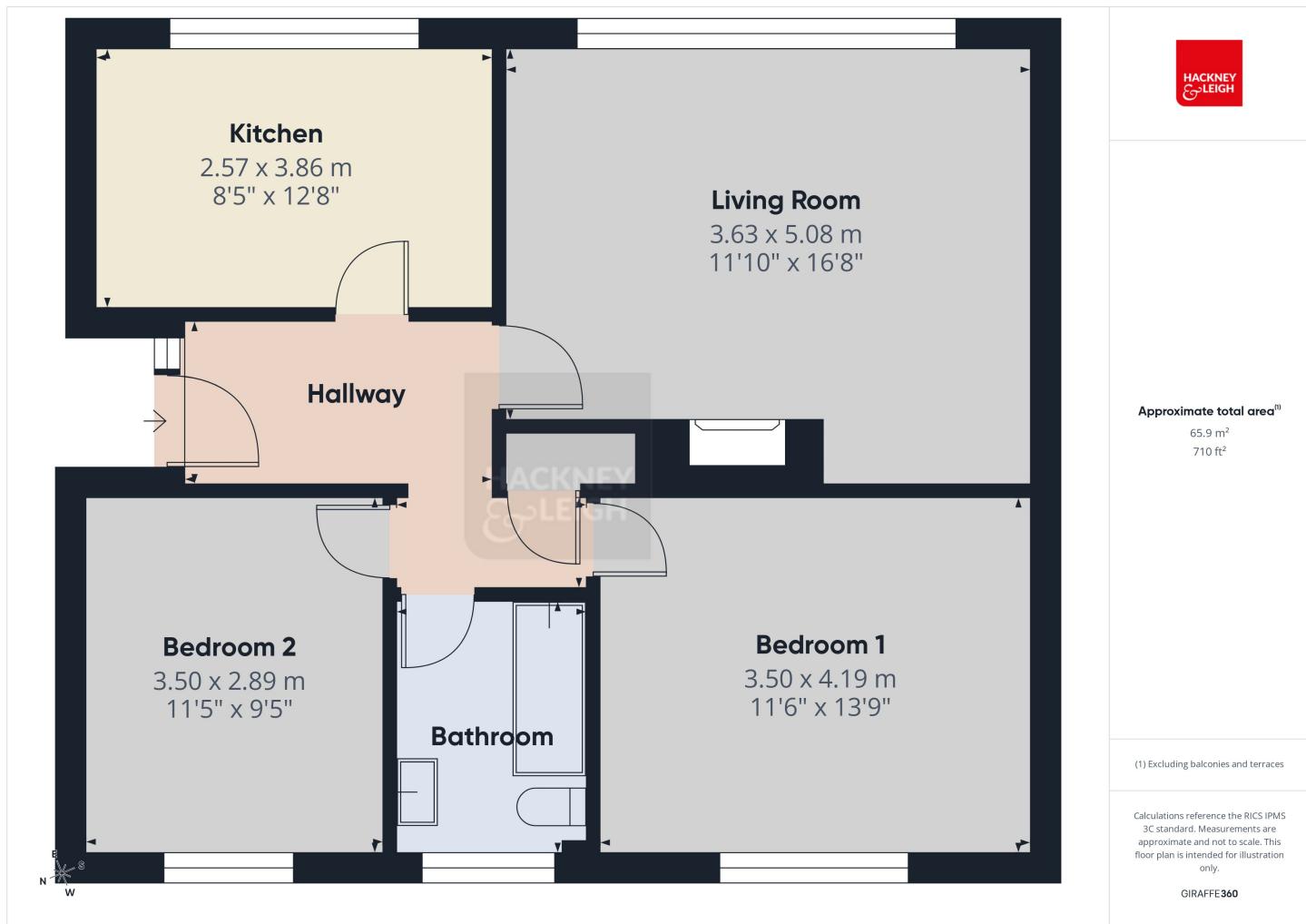
Rear external



Rear garden



Views



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Request a Viewing Online or Call 015394 40060