



## Windermere

£580,000

63 Windermere Park, Windermere, LA23 2ND

Elevated above the picturesque Lakeland village of Windermere, this superb true three-bedroom bungalow offers a unique opportunity to purchase a beautifully cared for home in the Lake District. With panoramic views stretching towards the stunning Lakeland Fells, this property promises a tranquil retreat with the convenience of modern living and includes central heating and UPVC double glazing throughout.

### Quick Overview

Detached true bungalow  
Generous elevated plot  
3 bedrooms  
Large 'L' shaped Living Room  
Exceptional far reaching fell views  
Parking for several vehicles  
Integral garage  
Well maintained inside and out  
Well stocked, landscaped gardens  
\*Ultrafast broadband available



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Ultrafast  
available



Parking for  
several vehicles

Property Reference: W6264



Living Room



Living Room



Breakfast Kitchen



Breakfast Kitchen

Upon entering, you are greeted by an immaculately presented interior in neutral tones. From the entrance hall with storage cupboard, you access the well proportioned L shaped Living Room which enjoys a large picture window for which to enjoy breathtaking views of the Fells. The spacious layout allows room for a formal dining table as well as a generous recreational area. Further window to side. Adjacent, the well equipped kitchen provides a great number of wall and base units with built in appliances to include Miele oven, microwave, dishwasher and fridge. The contour work surface incorporates a 4 ring gas hob with extractor oven and has a moulded sink and drainer. The kitchen has ample room for a further dining area and family gatherings, dual aspect and access to the rear porch where there is plumbing for a washing machine, recess for freezer and door to the rear garden.

The primary bedroom is of generous proportions and has a large range of built in bedroom furniture fitted. This room is wonderfully light and has a rear garden aspect and a sizeable en suite bathroom with WC, pedestal wash hand basin, panelled bath and separate shower cubicle. There is tiling to walls and Amtico flooring. Built in cupboard, extractor fan and window.

A further double bedroom has a pleasant front aspect across to the Lakeland Fells and is fitted with a double wardrobes with sliding doors. Access to integral garage with up and over door and store with sink unit and cloakroom.

Bedroom Three/Sitting Room is located to the rear of the property with sliding patio doors to the rear garden. A multi functional room ideal as a guest bedroom, study or reception room.

The spacious bathroom with WC, pedestal wash hand basin, panelled bath with shower over. Built in cupboard, Amtico flooring and window.

The generous plot offers generous off road parking to block paved drive and access to both sides of the maintained gardens are a testament to the care and attention lavished on this home. The landscaping to the rear garden offers areas of interest with a small pond, lawns, well stocked terraces and a paved patio garden.

This area has plentiful privacy for you to enjoy al fresco dining or simply soaking in the surroundings.

While the property is impeccably maintained, it also offers buyers the exciting opportunity to personalise and make it truly their own. Whether you envision modern updates or classic touches, this bungalow provides the perfect canvas for your dream home. This is a rare opportunity to acquire a property that combines spectacular views, spacious living and endless potential.



Bedroom Three/Sitting Room



Bedroom One



En Suite Bathroom



Bedroom Two



Bathroom



Rear elevation

Accommodation: (with approximate measurements)

Entrance Hall

L Shaped Living Room 17' 5" x 16' 9" (5.31m x 5.11m)

Kitchen/Breakfast Room: 16' 11" x 16' 0" (5.16m x 4.88m)

Rear Porch

Bedroom One 12' 11" x 11' 1" (3.94m x 3.38m)

En Suite Bathroom

Bedroom Two 11' 10" x 9' 5" (3.61m x 2.87m)

Bedroom Three/Sitting Room: 9' 8" x 9' 2" (2.95m x 2.79m)

Bathroom

Garage

Store 11' 4" x 4' 8" (3.45m x 1.42m)

Parking: Parking for several vehicles to the driveway.

Property Information

Services: Mains water, mains drainage, mains electric and mains gas.

Council Tax: Westmorland and Furness Council - Band F

Tenure: Freehold

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

Viewings: Strictly by appointment with Hackney & Leigh.

What3words & Directions: ///slid.overlooks.rainbow

From Windermere Sales office take the New Road/Lake Road. Turn left onto Craig Walk, follow this along and take the 1st left onto Meadow Road. Continue along then take the 2nd right onto Windermere Park. No 63 can be found elevated on the left hand side at the right bend in the road.

Agents Information: This property currently has an unregistered title.



Rear Garden



Rear Porch



Rear Garden



Summerhouse



Rear Garden

**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).

## Meet the Team

### Mike Graham F.N.A.E.A.

Manager & Property Valuer

Tel: 015394 44461

mikegraham@hackney-leigh.co.uk



### Hayley Wilson

Assistant Manager & Property Valuer

Tel: 015394 44461

windermeresales@hackney-leigh.co.uk

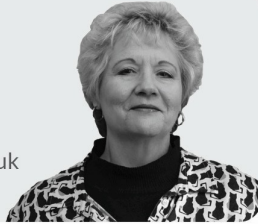


### Jacqui Todd

Sales Team

Tel: 015934 44461

windermeresales@hackney-leigh.co.uk



### Shirley Crisp

Viewing Team

Tel: 015934 44461

windermeresales@hackney-leigh.co.uk



### Jan van Stipriaan

Viewing Team

Tel: 015934 44461

windermeresales@hackney-leigh.co.uk



### Sarah McAlister

Lettings Manager

Tel: 015394 40060

lettings@hackney-leigh.co.uk



Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015394 44461** or request online.



Need help with **conveyancing**? Call us on: **01539 792032**



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Hackney & Leigh Ltd Ellerthwaite Square, Windermere, Cumbria, LA23 1DU | Email: windermeresales@hackney-

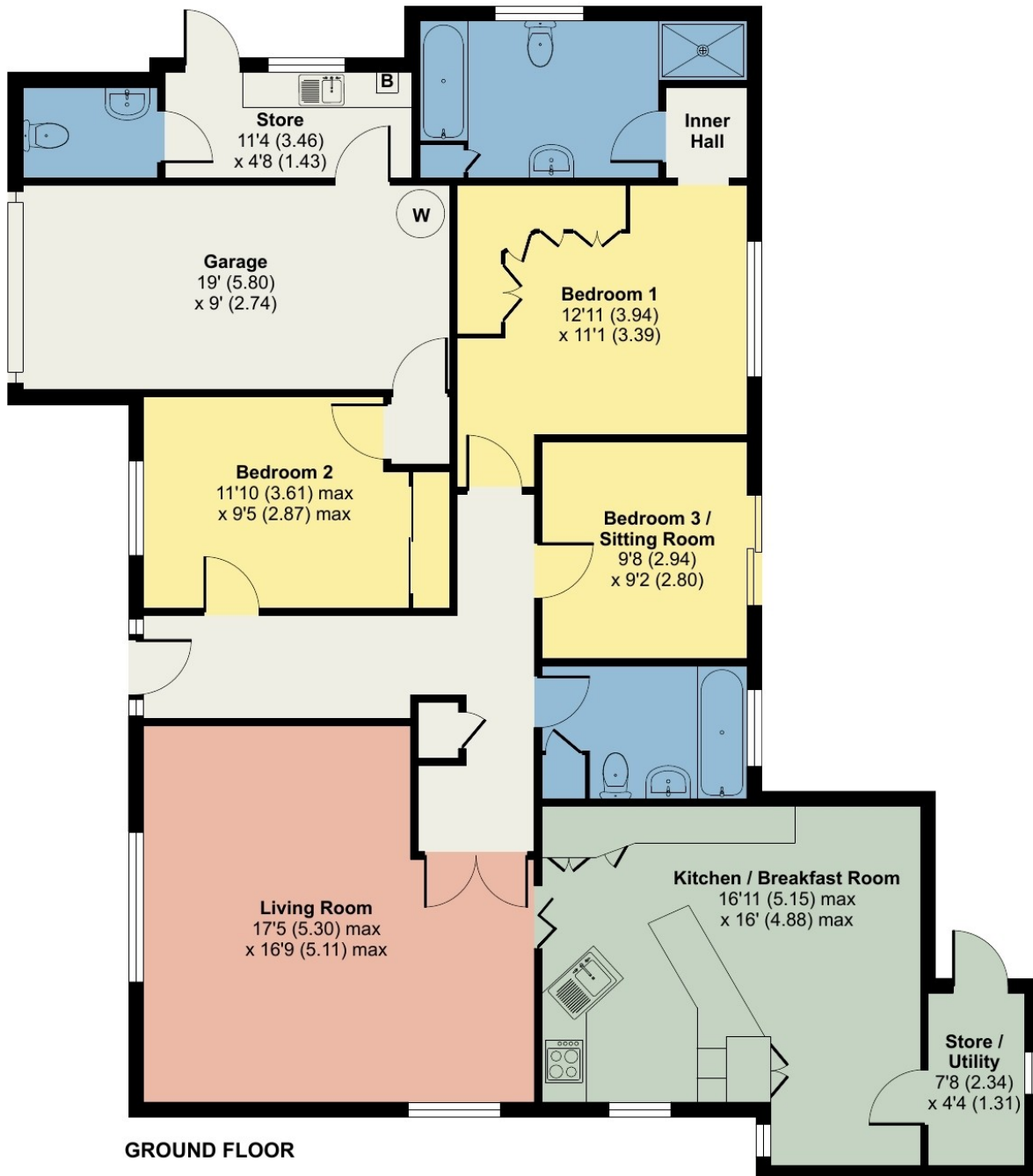
# 63 Windermere Park, Windermere, LA23

Approximate Area = 1230 sq ft / 114.3 sq m

Garage = 257 sq ft / 23.8 sq m

Total = 1487 sq ft / 138.1 sq m

For identification only - Not to scale



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Request a Viewing Online or Call 015394 44461